

# Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

## Annex 1 A.9 Trowbridge Principal Settlement

Wiltshire Council

May 2018

# **ANNEX 1 – A.9 Trowbridge**

## **SITE OPTIONS ASSESSMENT TABLES**

## A.9. Trowbridge Principal Settlement

### Trowbridge Principal Settlement - Stage 3 Site Assessment Tables

#### Sites considered in this Area of Search

<b>Site 613</b> - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	<b>Site 263</b> – Elizabeth Way
<b>Site 261</b> - Land at Lower Biss Farm	<b>Site 293</b> - Land to the east of Elizabeth Way
<b>Site 262</b> - Land west of Yarnbrook Road (A350)	<b>Site 1021</b> - Land adjacent to Church Lane
<b>Site 256</b> - Land south of Green Lane, Trowbridge	<b>Site 3260</b> - Land at Upper Studley
<b>Site 292</b> - Land north of Green Lane	<b>Site 298</b> – Land off A363 at White Horse Business Park
<b>Site 297</b> - Elizabeth Way	<b>Site 3565</b> - Land east of the A361 at Southwick Court

#### Sites being taken forward by Wiltshire Council from this stage to Stage 4

<b>Site 613</b> - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	<b>Site 1021</b> - Land adjacent to Church Lane
<b>Site 297</b> – Elizabeth Way	<b>Site 3260</b> - Land at Upper Studley
<b>Site 298</b> – Land off A363 at White Horse Business Park	<b>Site 263</b> – Elizabeth Way
<b>Site 3565</b> - Land east of A361 at Southwick Court	<b>Site 293</b> - Land to the east of Elizabeth Way

**Site 613 – Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)**

<b>Site context</b>	
Site size: 14.95ha      Site capacity: approximately <del>274</del> <b>231</b> dwellings	
The site is relatively open in character and relates well to the urban fringe of the town. The land is currently in agricultural use (flay grassland). Surrounding land is industrial (White Horse Business Park) and residential (North Bradley village) in nature. In addition, to the immediate south of the site a small group of residential properties are accessed from the north via Drynham Road. Electricity pylons present on site. The westerly site boundary is largely defined by the mainline railway. In terms of ecology, the site is bound by mature hedgerows, trees and comprises a minor watercourse feature. Heritage interests are recorded on the site.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	There are records of Bechstein's bats (associated with the Bath and Bradford-on-Avon Bats SAC), Great Crested newts and Water vole on the site and in local area around the White Horse Business Park. In addition, there are records of reptiles (Grass snake and Slow worm). On the basis of recorded information, any subsequent development proposals would need to be informed by an ecological assessment in order to determine the scale and location of development alongside potential mitigation measures.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to non-designated biodiversity features. This may lead to increased recreational pressure on identified protected species and habitats in the local area. However, the site shares a near contiguous boundary with existing residential development to the south of Wiltshire Drive and more recent developments at the White Horse Business Park. Development of the site would require suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering.
4. Require protection and provision of green corridors and river corridors,	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.

with use of buffer strips, where necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity through the retention of hedgerows/trees and addition of new greenspace.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is extensive and comprises large blocks of greenfield agricultural/informal open space, bound by semi-mature hedgerows and sporadic semi-mature deciduous trees. In addition, the land consists of a mosaic of semi-improved grassland, potentially species-rich hay meadows, improved grassland and a minor watercourse corridor. Defined Biodiversity Action Plan (BAP) habitats would need careful protection, but the site has the potential to retain and bolster screening/habitat connection. Therefore, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	

**Summary of SA Objective 1**

The site extends over a significant land area comprising a mosaic of agricultural fields/informal open space, bound by mature hedgerows/trees, the mainline railway, existing residential development to the north-west and employment uses to the south-east. Records indicate that the land is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application stage. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC the site option would need to be planned so as to include appropriate mitigation measures.

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Overall, the site is considered to have a moderate adverse effect on this objective.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated at Trowbridge which is defined in the Core Strategy as a Principal Settlement and sustainable location for significant levels of growth. It lies to the south-east of an established residential area (Wiltshire Drive/Drynham Lane); and north-west of the White Horse Business Park with reasonably good access/prospect of access to the town centre and local shops/facilities/schools via walking/cycling and bus routes via Drynham Lane/Road and A363.</p> <p>Development of the site would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site may result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>As outlined above, the site is situated to the south-east of an existing residential area and north-west of the White Horse Business Park. The land comprises a series of agricultural fields/informal open space and, as such, would not maximise the use of previously developed land. Development of the land may result in the permanent loss of agricultural land. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>An appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. However, on the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing water mains subject to agreement being reached on points of connection. Any subsequent detailed design work would need to ensure that finished floor levels in habitable ground floor rooms are positioned above recorded extreme weather event/sewer flooding levels.</p>

	Existing foul sewerage infrastructure crosses the site. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. As outlined above, this may require the need to agree statutory easements over third party land; and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 3</b>	
There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. Any subsequent planning application would need to be supported by an assessment of capacity in relation to drinking water and sewerage infrastructure in the form of a detailed assessment. In addition, consideration will need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the	



detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. Existing foul sewerage infrastructure crosses the site. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place. Overall, the site is considered to have a minor adverse effect on this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact, to a certain extent, on local air quality. However, it is recognised that the site is within 1km of local services and facilities and therefore accessible by foot and cycle. Moreover, town centre facilities would be accessible by walking, cycling and buses. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan</p>

vibration through the layout, design and/or location of development?	policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>1</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 4</b>	

<sup>1</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site comprises greenfield, agricultural land/informal open space. Therefore if developed for housing there will be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. On balance, whilst air quality is likely to be affected in the short-term, mitigation to prevent potentially significant effects would be possible; and there is no evidence that local biodiversity would be adversely affected by air quality issues. Overall the site is considered to have a minor adverse effect on this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**Summary of SA objective 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency; as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. The development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. That said, parts of the site are reported to be prone to surface water ponding/flooding. Flows from the minor watercourses (and interconnected field ditches) pass under the railway line which may, in itself, act as impedance to flows in extreme pluvial events. In addition, the watercourse and surface water flows contribute to a wider drainage catchment (River Biss and Drynham Brook). As such, development of this site would need to be considered in the light of the planned Ashton Park Strategic Allocation in terms of positively managing drainage/flood risk at a catchment level. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment (FRA).</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form would need careful consideration as ground conditions may render conventional measures (such as soakaways) ineffective. However, if technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water in line with standing advice from the Environment Agency and Lead Local Flood Authority.</p>

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, with careful planning to address areas of known surface water ponding, the development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, bearing in mind the size of the site, a flood risk assessment (FRA) would be required in order to support any subsequent planning application.
5. Protect and enhance the natural function of floodplains?	The development of the site would not affect the areal extent and function of the floodplain associated with the minor watercourse that runs through the northern side of the site.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 5b</b></p> <p>The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the land lies within Flood Zone 1, it is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss/Drynam Brook catchment. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 6. Protect, maintain and enhance the historic environment</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Grade II Listed Drynam Lane Farmhouse is situated in proximity to the site but separated via a narrow lane which provides vehicular access to the building. Unless appropriately mitigated, development of the site may affect the significance and setting of this asset. Any subsequent planning application would need to be supported by a detailed Heritage Impact Assessment (<b>building upon the high-level Heritage Impact Assessment prepared by the Council</b>) which may determine the need to reduce the extent and/or density of development. However, mitigation of potential harm would appear to be achievable.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields that is a common/frequent landscape character.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	The land has medium archaeological potential. As such, there would be a need to undertake an archaeological evaluation assessment to support any subsequent planning application stage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The development of the site would have limited scope to promote the re-use or incorporation of historical / locally significant buildings.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site has medium archaeological interest and hence further archaeological assessment would be required in order to support any subsequent planning application. The Grade II Drynham Lane Farmhouse, along with its setting would need careful evaluation through a Heritage Impact Assessment. <b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields that is a common/frequent landscape character.</u></b></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	

<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>2</sup>. The site is well contained and comprises mature/semi-mature hedgerows and trees. It relates well to existing residential stock and industrial/business uses.</p> <p>In terms of landscape character, the urban fringe setting of the site falls within the rolling lowland typology. It is of moderate character, but nonetheless in relatively good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. Inter-visibility of the site is low but there are sensitive visual receptors (residential development) to the north. Any subsequent planning application process would need to make provision for strengthening the character and appearance of the area, but it is considered that such measures could be successfully achieved.</p> <p>From an historic landscape character perspective the site is of low sensitivity to change. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type and hence unlikely to be considered as being inappropriate for development.</p> <p>Development of the land would lead to a loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing and industrial/business uses.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	<p>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats. A minor watercourse runs through the site and on into the Biss Meadow country park. Development through this corridor would need to provide appropriate standoffs, habitat bolstering and incorporate sensitive</p>

<sup>2</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

Infrastructure Strategy?	lighting schemes to minimise potential impacts on wildlife (e.g. protected bat species).
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and improve the availability of urban greenspaces. In addition, there would be potential to strengthen footpath connectivity through the area, including Wiltshire Drive, Drynham Road, Southview Farm and the proposals associated with the Ashton Park strategic allocation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>3</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 7</b>	
Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect to the south-west of Trowbridge. That said, the site is relatively well contained and sandwiched between existing/planned residential stock and industrial/business uses. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat	

<sup>3</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB



connectivity. Overall, the site is considered to have a minor adverse effect on this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site and potential delivery capacity, development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site could deliver high quality, sustainable homes across all types and tenures to meet local need.
3. Ensure adequate provision of land to meet housing needs?	The development of the site would boost housing supply to help meet local and HMA need. However, mitigation measures identified elsewhere in this assessment may reduce the overall capacity of the site.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy and strategic role of Trowbridge as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated housing in rural areas.
<b>Assessment outcome (on balance) + + +</b>	
<b>Summary of SA Objective 8</b>	
If developed, the site would have the potential to boost the supply and range of homes in accordance with national and local planning policies. On balance it is considered that the site option would have a major positive effect in relation to this objective. However, such benefits must be balanced against the outcome of all other	

objectives.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists, along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 2km of the town centre services/facilities. Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site nonetheless has good links to bus routes, local employment sites and existing services and facilities, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable homes. Overall, development of the site should seek appropriate integration with existing built form. There is no evidence to suggest that this could not be achieved through the development of this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access local health facilities. That said, local GP surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. That said, development of the site would increase opportunities for the local community to access a decent home. Development of this site would likely contribute positively to the area and thereby help reduce the level and incidence of deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town, offering the opportunity to access town centre/local services and facilities via walking/cycling/buses. Housing development on the site would provide an opportunity for existing services and facilities to be supported and remain viable, as well as create the potential demand for new services, such as broadband internet connections. In supporting local services, development of the site would reduce the need to travel by car and tackle the

	potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park <sup>4</sup> . The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and mitigation measures will be required to address this.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
<p>The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. Any subsequent development of the site would be capable of providing sufficient infrastructure, incorporating design to help prevent crime, supporting a healthy lifestyle and responding to the changing need of the population. However, there is a capacity shortfall within local primary schools. Moreover, the railway line may prevent pupils from accessing other planned schools associated with the planned Ashton Park Strategic Allocation. In addition, the capacity of local secondary schools is planned to reach capacity towards the end of the Plan period. Therefore, appropriate mitigation measures to support local secondary schools may be required through any subsequent planning application process. While education capacity issues would be resolvable in principle, the situation is viewed to be problematic as capacity delivery will be dependent on third parties. Mitigation will also be required to improve patient capacity at GP surgeries. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	

<sup>4</sup> Wiltshire Core Strategy, Core Policy 29

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There are bus stops on Wiltshire Drive (approximately 400m) and Ramsbury Walk (approximately 380m) which have a regular service (Service 60, town bus) throughout the day (at least one AM/PM peak journey 0700-0900 & 1600-1800) and one inter-peak journey. The site is approximately 425m from Spitfire Retail Park on Bradley Road which offers a range of services and approximately 600m from Holbrook Primary School.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 10</b>	
The site is sustainably located on the edge of the town, with access to local/town centre services and facilities, with bus services available along Wiltshire Drive/Drynam Lane. Walking and cycling routes could be improved in order to improve accessibility. However, residents would be likely to use private vehicles to access services further afield. On balance this site would have a minor adverse effect against the objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

**Assessment outcome (on balance) + +**

**Summary of SA Objective 11**

The site is well situated in relation to local services, facilities and employment offer. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town (e.g. the proposed Ashton Park Strategic Allocation). Effects are considered likely to be moderate positive when assessed against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to Trowbridge.

**Assessment outcome (on balance) +**

**Summary of SA Objective 12**

The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor positive effect on this objective.

**Site 261 – Land at Lower Biss Farm**

**Site context**

<p>Site size: 21.21ha Site capacity: approximately 155 dwellings</p> <p>The site is situated to the immediate south of land associated with the Ashton Park development proposals. The land is currently used for arable farming and forms part of the natural flood plain of the River Biss. The site forms part of the landscape setting of the River Biss and Biss Woods with long distance views to the north towards Trowbridge.</p>	
<p><b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The majority of the site lies in critical flood zones and would therefore require significant stand-offs and mitigation measures in order to facilitate any potential housing development. That said, a small area of land could potentially be developed if considered within the wider context of delivering the Ashton Park Strategic Site Allocation in due course. This may involve block planting with trees to offset any potential impacts on the woods and resident bat species.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site comprises greenfield, agricultural land and a series of notable BAP habitat features such as mature hedgerows/hedgerow trees. Due to the ecological sensitivity of the area around Biss Wood/Green Lane Wood, development of the site would likely lead to unacceptable impact on protected (Habitats Directive, Annex II) bat species (e.g. foraging routes and roosting/maternity sites) associated with the Bath &amp; Bradford-on-Avon Bats SAC.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>The development of the site for housing would require the provision of appropriate and potentially significant standoffs to recognised green infrastructure/main river water course corridors.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. However, this would likely be a requirement in order to protect the integrity of local designated habitat and hence reduce significantly any net developable area.</p>

<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>The site is narrow in form, but extends a considerable distance along the River Biss corridor. It comprises land within the flood plain and is therefore ecologically sensitive. BAP habitat features such as mature hedgerows/trees, grassland, arable land, buildings and scrub all offer good habitat for foraging bats (Bechstein's / Greater Horseshoe) and other species. Development of the site would require the incorporation of significant mitigation measures, which would have the effect of reducing the net development area.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>There are records of Bechstein's and other protected bat species (associated with the Bath and Bradford-on-Avon Bats SAC) using the site and wider habitat features in the local area.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>On the basis of evidence gathered to date and the known ecological sensitivity of surrounding designated woodland features, housing development on this site would likely impact significantly on protected species and important habitat. Such impacts would be linked to significant increased recreational pressure on protected bat species within Biss Wood/Green Lane Wood County Wildlife Sites.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland features.</p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?</p>	<p>Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>
<p>10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?</p>	<p>Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.</p>
<p>11. Ensure that all new developments protect Local Geological Sites (LGSs)</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).</p>

from development?	
<b>Assessment outcome (on balance) - - -</b>	
<p><b>Summary of SA Objective 1</b></p> <p>The site extends over a significant land area comprising a mosaic of agricultural fields, bound by isolated residential development to the south-west, the A350 to the south-east, employment uses to the north-east and the River Biss corridor to the north. Records indicate that the land is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application stage.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species. On balance, the site would have a major adverse effect on this objective.</p>	
<p><b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is within 4km of main town centre services and facilities and therefore isolated, despite abutting the small village of Yarnbrook and the Ashton Park Strategic Allocation. However, a regular bus service to Trowbridge can be accessed at Yarnbrook.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>



4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields. From the limited information held by the Council, the land is likely to comprise a mix of agricultural land quality. As such, development of the site would lead to a net loss of agricultural land. However, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. However it is not known whether it comprises Best and Most Versatile. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a defined Mineral Safeguarding Area or Waste Sites Safeguarding Area.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The land comprises a series of agricultural fields and, as such, would not maximise the use of previously developed land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the site's suitability for housing development. In the absence of development occurring on the Ashton Park Strategic Allocation, the site would be considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook. The site would also result in the loss of agricultural land. Overall, development on the site would be considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased	The development of the site for housing would be capable of responding positively to the predicted effects of climate change. An appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. However, on the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing water mains subject to agreement being

pressure on the sewerage network?	reached on points of connection.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s), Lead Local Flood Authority, Environment Agency and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and storm water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application to control the risk of storm water flooding and run-off from impermeable surfaces. The site is in a groundwater area and hence susceptible to surface water ponding. Surface water systems would need to be sealed as per local sewers. Any discharge into the local watercourses would need to be at a controlled rate. However, surface water drainage systems are already at capacity in this location and hence would need to be upgraded. Any subsequent planning application would need to consider the advice in Wiltshire Council's Groundwater Strategy, as well as CIRIA Guidance Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing would need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 3</b>	
There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. However, detailed consideration would nonetheless need to be given to capacity issues in relation to drinking water and certainly sewerage infrastructure in the form of a detailed assessment. In addition, consideration would need to be undertaken in respect of delivering appropriate sustainable drainage systems. Such matters can be	

addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. On balance the site option is considered to have a minor adverse effect on this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. It is recognised that the site is within 4 kilometres of town centre services and facilities. That said it lies in proximity to local bus stops/service routes in Yarnbrook. Measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the Council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air</p>

generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>5</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing would likely lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA objective 4</b>	
The site comprises greenfield, agricultural land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution; however the site is located over 4km away from key services and facilities so it cannot be considered to be in a sustainable location. Overall, due to the size of the	

<sup>5</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

development and its location, this site is considered to have a moderate adverse effect on this objective.	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5a</b>	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zones 1, 2 and 3 associated with the River Biss catchment. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. In addition, the land is reported to be prone to surface water ponding/flooding. The proposals associated with the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, the assessment model does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Bearing in mind the location of this site and it's juxtaposition with the River Biss, the inter-relationship between surface water/fluvial flows would need to be fully explored to support any subsequent planning application. In addition, climate change adaptation measures would need to be explored at any subsequent detailed planning application stage to address impacts of built development on natural systems. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	Bearing in mind the site lies within Flood Zones 1, 2 and 3, any subsequent planning application would need to be supported by a flood risk assessment. The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings.
5. Protect and enhance the natural	Any subsequent development proposals would need to be supported by a Flood Risk Assessment (FRA) and incorporate necessary stand-offs to the River Biss to protect the natural function of the flood plain. Further advice on such matters would

function of floodplains?	need to be sought from the Environment Agency.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 5b</b>	
Development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. The land lies within Flood Zones 1, 2 and 3. Therefore, any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures, and a FRA would be required. In addition, climate change adaptation measures would need to be explored and delivered through any subsequent planning application process. Overall, the site is considered to have a moderate adverse effect on this objective.	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are no heritage assets on or adjacent the site.  <b><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval fields which is a common/frequent landscape character.</u></b>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On this basis, there would be a need to undertake an archaeological assessment to support a planning application for subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as	There are no records of heritage assets at risk within the site.

being 'at risk'?	
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 6</b>	
<p>There are no heritage assets on or adjacent the site. The site has medium archaeological interest. An archaeological assessment would need to be undertaken in order to inform any subsequent planning application stage. <b><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval fields which is a common/frequent landscape character.</u></b> Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>6</sup>.</p> <p>In terms of landscape character the site falls within the rolling lowland typology. It is of moderate character, but is nonetheless in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make</p>

<sup>6</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)



	<p>provision for strengthening the character and appearance of the area. This may not be achievable unless the site is comprehensively planned with the Ashton Park Strategic Allocation.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type. Development of the land would lead to an inevitable loss of greenfield land and an urbanising effect on the small village of Yarnbrook.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats. Indeed, bearing in mind the sensitivity of the site in ecological terms, such works would also need to be extensive, therein potentially reducing the net developable area.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would in principle offer the potential to deliver additional access to and availability of urban greenspaces. Footpath NBRA44 runs on/adjacent to the site which should be protected as it offers access to the wider countryside.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>7</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Footpath NBRA44 runs on/adjacent to the site which should be protected.

<sup>7</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 7</b></p> <p>Development of the site for housing would lead to a loss of greenfield land and have an urbanising effect on Yarnbrook. Development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and designated woodland features (Biss Wood/Green Lane Wood). In addition, the site is isolated from the town and development would extend into what is currently open countryside. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements; however mitigation measures may reduce the overall available area for development.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The development of the site would result in housing development in and around Yarnbrook which is a small village. It has only very limited facilities and therefore this level of growth would not be appropriate in this location.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would generally assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.

7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
<b>Assessment outcome (on balance) + +</b>	
<b>Summary of SA Objective 8</b>	
<p>The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. However, development of the land would have the effect of significantly diminishing the identity of Yarnbrook as a separate village and result in an inappropriate level of growth in this location. Certain mitigation measures (screening/stand-offs) may be achievable, but the net effect would be a significant reduction in the quantum of housing to be delivered. On balance, in relation to this objective the site is considered to have a moderate beneficial effect.</p>	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 4km of main town centre facilities. This may discourage walking and cycling and a healthier lifestyle generally.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge. However, if developed alone, the site would be isolated and therefore not suitably located to support an elderly or disabled population.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site lies on the northern-eastern edge of Yarnbrook and south of the Ashton Park Strategic Allocation. As such, access to town centre health facilities would likely be achieved by private car. The capacity of local GP surgeries would need to be assessed in order to ensure that there is sufficient capacity to accommodate additional patients. Local surgeries in Trowbridge have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the	The site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.

most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and hence respond positively to tackling levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	A limited bus service can be accessed at Yarnbrook, but the site lies approximately 4 kilometres from the town centre with no footways along the West Ashton Road. If developed, the site would result in isolated built form on the edge of Yarnbrook and extend into what is currently open countryside.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Depending on the level of growth proposed in the southern sector of Trowbridge, a new 1.5 FE school or 1.8ha site would be required for new primary school provision. West Ashton VA Primary School has aspirations to expand and relocate onto a new site, or the Ashton Park development, if permitted. This would therefore increase the site requirements to 1.8ha and would require the disposal of the existing West Ashton VA School site.</p> <p>The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and delivered as a priority within the proposed development of the Ashton Park Strategic Site Allocation.</p> <p>The development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front, or early (2017-2019) delivery of primary and secondary schools.</p>
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
<p>The site is located on the edge of Yarnbrook and the southern boundary of the Ashton Park Strategic Allocation. Whilst local services/facilities would be potentially accessible by sustainable means, the site is nonetheless 4km from the town centre and would likely lead to an increase in car-based trips, particularly if built-out in isolation. Development of this site would significantly increase pressure on local primary/secondary schools at the town. Mitigation measures would be required to improve local school capacity. Mitigation would also be required to improve patient capacity at surgeries. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling	Development of the site would provide opportunities to improve cycling and walking routes to local

accessibility through the use of developer contributions and site design?	services/facilities/employment. However, such routes would likely be contingent upon the delivery of the Ashton Park Strategic Allocation to the north.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes once development at the Ashton Park Strategic Allocation commences.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with reasonable prospects for connectivity to local/town centre services and facilities.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 10</b>	
Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance issues associated with the proposed Yarnbrook and West Ashton Relief Road. Overall, the site is considered to have a moderate adverse effect on this objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	

<b>Summary of SA Objective 11</b>	
Additional homes would increase the local population which, in turn, could boost the local economy in terms of access to services, facilities and employment opportunities (e.g. the existing White Horse Business Park and proposed Ashton Park Business Park). Effects are considered likely to be minor beneficial against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor beneficial effect on this objective.	

**Site 262 – Land west of Yarnbrook Road (A350)**

<b>Site context</b>
Site size: 49.78ha Site capacity: approximately <del>747</del> <b>743</b> dwellings
The site is effectively divided into two large parcels of land comprising open, sloping agricultural fields that straddle the West Ashton Road and abut the A350 and Biss Woods. The character of the land appears intrinsically linked to surrounding agricultural uses. Adjoining designated woodland features at Biss Wood link into Green Lane Wood and form a significant feature of the local landscape. The land also falls within the line of the proposed Yarnbrook and West Ashton Relief Road, but does not form part of the planning application red-line associated with the Ashton Park Strategic Allocation.

<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms a contiguous extension to SHLAA site 261 and extends a significant distance alongside the A350 (Yarnbrook Road), straddling the existing West Ashton Road. The land rises up to the south to meet the A350 and offers extensive views across agricultural fields towards the town centre. The site abuts critical flood zones associated with the River Biss. In addition, it adjoins the ecologically sensitive Biss Wood which forms an important habitat for protected bat species (e.g. Bechstein's bat). The site also lies within the corridor for the proposed Yarnbrook and West Ashton Relief Road. As such, if the road proposals are permitted, the site would be bifurcated, leading to potential connectivity/severance issues with the wider Ashton Park urban extension.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site comprises greenfield, agricultural land and a series of habitat features (hedgerows/hedgerow trees etc). Due to the ecological sensitivity of the area, development of the site would likely fail to satisfy a project level HRA on the grounds of unacceptable impact on Annex II bats (existing foraging and roosting routes/sites) associated with the Bath & Bradford-on-Avon bats SAC. It is highly likely that the land would be needed in order to provide significant mitigation measures to support the Yarnbrook and West Ashton Relief Road.
3. Result in greater community engagement with biodiversity?	Development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.  In addition, development of the site for housing would need to consider potential connectivity issues as the proposed Yarnbrook and West Ashton Relief Road will, if permitted, sever the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require significant provision of buffers to recognised green/water course corridors. Bearing in mind the scale of the proposed Yarnbrook and West Ashton Relief Road, it is likely that the provision of green corridors and buffer strips would be difficult to achieve alongside housing development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would appear capable of delivering a limited amount of multi-functional Green Infrastructure and improve habitat connectivity. However, such infrastructure would likely be required in any event to mitigate the impact of the

	proposed Yarnbrook and West Ashton Relief Road.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site extends a considerable distance along the River Biss corridor, up to the West Ashton crossroads and beyond the West Ashton Road towards Biss Wood. It comprises land on the edge of the flood plain and adjacent to Biss Wood/Green Land Wood which are recorded as being ecologically sensitive. Habitat features such as mature hedgerows/hedgerow trees, woodland blocks, grassland, arable land, buildings and scrub all offer good habitat for foraging/roosting bats (Bechstein's / Greater Horseshoe) and other species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development on sites within easy walking distance of the Biss / Green Lane Woods core roosting area are at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

**Assessment outcome (on balance) - - -**

**Summary of SA Objective 1**  
 Records indicate that the local area is home to a number of protected species and important local habitats that would need detailed investigation at any



subsequent planning application process. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations. Due to the ecological sensitivity of the site, particularly when viewed in the context of the Ashton Park/Yarnbrook and West Ashton Relief Road, it is unlikely that it would be suitable for housing development unless significant mitigation measures are employed.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.

However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that it would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species.

On balance, the site option would have a major adverse effect on this objective.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation. Subject to biodiversity constraints being appropriately addressed, the site would appear capable of delivering an acceptable housing density. Linkages to public transport routes would likely be contingent upon delivery of the wider Ashton Park Strategic Allocation. Alternatively, the site would be accessible from the West Ashton Road and routes into the town centre. However, this would lead to an isolated development in what is currently open agricultural land.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land. The land is planned to be used in part for the proposed Yarnbrook and West Ashton Relief Road. Therefore it is likely that there will be little available land to build house upon once the requisite strategic mitigation measures have been implemented.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a defined Minerals Safeguarding Area or Waste Sites Safeguarding Area.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>As outlined above, the site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation. As such, any proposals to develop the land for housing would need work with the proposals for the Ashton Park development. The land comprises a series of open agricultural fields and, as such, would not maximise the use of previously developed land. The site would result in the loss of agricultural land. In addition, the land is planned to be used, in part, for the proposed Yarnbrook and West Ashton Relief Road. Therefore it is likely that there will be little available land to build house upon once the requisite strategic mitigation measures have been implemented. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would be capable of being supported by existing water mains. A capacity appraisal would nonetheless need to be undertaken to confirm the need, or otherwise for local connection /capacity improvements.
2. Ensure that essential water	Development of the site would likely be contingent upon the development of the Ashton Park Strategic Allocation. In this

<p>infrastructure is co-ordinated with all new development?</p>	<p>sense, water infrastructure would be capable of being holistically planned. If developed in isolation, such benefits would potentially be lost.</p> <p>Foul drainage would potentially be an issue as additional development would need to utilise infrastructure designed to serve the Ashton Park site (including managing run-off from the proposed Yarnbrook and West Ashton Relief Road). As this route has been identified to serve the Ashton Park Strategic Site Allocation, any additional connection may unacceptably impact on the existing drainage system. As such, if this site were to be developed there would be a need for upgrading works to ensure all planned development can be connected to an improved network.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>The site lies in a groundwater area and hence prone to surface water ponding during extended pluvial events. Where appropriate, the development of the site would likely need to make provision for on-site surface, storm and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments,</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 3</b></p> <p>The site does not appear to be constrained in relation to drinking water resources. That said, consideration would need to be given to capacity issues in relation to</p>	

<p>drinking water and foul water/sewerage infrastructure in the form of a detailed capacity assessment. Development of the site would likely be contingent upon the delivery of water infrastructure associated with the planned Ashton Park Strategic Allocation. In addition, consideration would need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. Measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Appropriate mitigation measures would need to be agreed and implemented through any subsequent planning application process.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air</p>

generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS <sup>8</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 4</b>	
The site comprises extensive greenfield, agricultural land. If developed in isolation, future residents would likely rely upon use of the private car to reach town centre	

<sup>8</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>services and facilities. Given the potential size of the site, potential housing quantum and proximity to the proposed Yarnbrook and West Ashton Relief Road, development could have adverse impacts on air quality. Therefore if developed for housing (alongside the proposed Yarnbrook and West Ashton Relief Road) there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure the construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	

<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is predominantly located within Flood Zone 1, but abuts Flood Zones 2 and 3. However, the land slopes down (to the north) from the A350 towards the River Biss and hence surface water run-off associated with new development (proposed housing and the relief road) would need to be robustly investigated and addressed. As such, the development of the site may exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses downstream. In addition, the land is reported to be prone to surface water ponding/flooding. The proposals for the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. However, if technically feasible and employed, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water in line with standing advice from the Environment Agency and Lead Local Flood Authority. Such measures would need to be considered within the context of the drainage strategy for the Ashton Park proposals.
4. Minimise the risk of flooding to	The site is located within Flood Zones 1, but abuts Flood Zones 2 and 3. As such, development proposals would need to

people and property (new and existing development)?	appropriately address areas of known fluvial flooding/surface water ponding, and a Flood Risk Assessment (FRA) would be required. Without significant mitigation/stand-offs, the development of the site for housing (and the proposed Yarnbrook and West Ashton Relief Road) would likely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	The development of the site would have the potential to affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 5b</b></p> <p>The land lies within Flood Zones 1, but abuts Flood Zone 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. In addition, climate change adaptation measures should be explored at any subsequent detailed planning application. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 6. Protect, maintain and enhance the historic environment</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>There are no heritage assets on or adjacent the site. Therefore, the development of the site would not adversely affect designated heritage assets. Records indicate that the land has medium archaeological potential.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields created in an area of former ancient woodland and parkland. Parcel shape preserves the form of the old woodland and position of north-eastern field references its existence as a piece of old parkland.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	On the basis of available evidence, there would not be a need to undertake an archaeological assessment to support the allocation and subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical / locally significant buildings.



4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential. An archaeological assessment would be required to support any subsequent planning application. Such works would be extensive and may yield important finds. <b><u>The Historic Landscape Classification sensitivity is given as medium.</u></b></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local</b>	

<b>distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>9</sup>.</p> <p>The development of the site would need to be assimilated into the wider Ashton Park proposals rather than brought forward in isolation. Significant stand-offs to the River Biss and Biss Wood, along with screening measures to ameliorate the potential effects of the proposed Yarnbrook and West Ashton Relied Road would likely be required in order to support housing development. The delivery of such measures would alter the character of the local area.</p> <p>In terms of landscape character the site falls within the rolling lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity to change. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type. Development of the land would lead to a permanent loss of greenfield land and a moderate urbanising effect when considered in the context of the submitted proposals for the Ashton Park Strategic Allocation. However, if developed in isolation, the urbanising effect would be considerable.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats.</p>

<sup>9</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing (and the proposed Yarnbrook and West Ashton Relief Road) would offer the potential to deliver additional access to and availability of urban greenspaces. However, development of the site would likely be contingent upon the eventual development of the Ashton Park Strategic Allocation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>10</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site is not located within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 7</b>	
Development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood. Overall, the site is considered to have a	

<sup>10</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

moderate adverse effect on this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, development would boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes of all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA need. However, mitigation measures identified elsewhere in this assessment may reduce the overall capacity of the site.
4. Have regard to the settlement hierarchy?	The development of the site would add to the significant urbanising effects associated with the planned Ashton Park urban extension.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not appropriate.
<b>Assessment outcome (on balance) + + +</b>	
<b>Summary of SA Objective 8</b>	
The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. However, certain mitigation measures (screening/stand-offs) would be required in order to address issues such as recreational pressure on local, ecologically rich woodland features. Therefore,	

the benefits must be balanced against the outcome of all other objectives. On balance, the site is considered to have a major beneficial effect on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration if brought forward with the planned Ashton Park urban extension and thereby help reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists; along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 4km of town centre services/facilities. This may well discourage walking and cycling and a healthier lifestyle generally, particularly if the site is developed in isolation.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would potentially offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge, but only if brought forward alongside the proposed Ashton Park Strategic Allocation.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is physically divorced from the south-eastern edge of the town boundary. As such, access to town centre health facilities would likely be achieved by private car in the main. In addition, the capacity of local GP surgeries is recorded as being limited. As such, capacity would need to be assessed in order to ensure that an increase in population is appropriately addressed.
5. Maximise opportunities within the most deprived areas?	Development of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of Yarnbrook, West Ashton and the planned Ashton Park urban extension. Opportunity to access town/local services and facilities via walking/buses would be achievable in the long-term as and when development commences at Ashton Park.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	The development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary schools.

from the site?	
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
<p>The site is located on the edge of the planned Ashton Park urban extension and extends towards Yarnbrook and West Ashton. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the Ashton Park development commences soon. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would have the potential to create links to existing cycling routes provided the Ashton Park Strategic Allocation is built out.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 10</b>	
<p>The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the</p>	

Ashton Park Strategic Allocation site is built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues. It is considered that this site would have a moderate adverse effect on this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby help increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

**Assessment outcome (on balance) + +**

**Summary of SA Objective 11**

Additional development to the south-east of the town would significantly increase population numbers and thereby support the local economy. Access to employment on proposed, adjacent business parks; and potential links to the town and beyond (via the A350) would also help assist boosting the local economy and create jobs. Whilst such benefits would be significant, they would likely only materialise if development in the area is planned holistically around the proposed Ashton Park Strategic Allocation. In the absence of evidence to this effect, the score reflects the circumstances as they currently prevail and therefore overall a moderate rather than major beneficial effect has been identified against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.

**Assessment outcome (on balance) +**

**Summary of SA Objective 12**

Access to employment on adjacent business parks; and strong links to the town and beyond (via the A350) would also help assist on boosting the local economy and create jobs. Overall, the site is considered to have a minor beneficial effect on this objective.

**Site 256 – Land south of Green Lane, Trowbridge**

**Site context**

Site size: 7.42ha Site capacity: approximately 467 **102** dwellings

The site is situated on the edge of Castlemead/Paxcroft Mead. Whilst being greenfield/agricultural in nature the site would represent a natural extension to the existing Castlemead development.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The land forms a near contiguous extension to the recently constructed Castlemead development. Whilst offering the potential for supplementing local green infrastructure, the key challenge will be ensuring the cumulative/in-combination effects of development (recently built/committed/planned) would not give rise to likely significant effects on recorded bat populations (Bechstein’s and others), or habitats such as Green Lane Wood and Biss Wood.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site comprises greenfield, agricultural land practically abutting Green Lane Wood and a series of habitat features. Due to the ecological sensitivity of the area, development of the site would likely fail to satisfy a project level HRA on the grounds of unacceptable impact on Habitats Directive, Annex II bat species (foraging routes and roosting sites) associated with the Bath &amp; Bradford-on-Avon Bats SAC.</p>



3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require significant provision of buffers to recognised green corridors, in particular Green Lane Wood.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering a limited amount of multi-functional Green Infrastructure to improve habitat connectivity. Such works would need to be planned to augment those approved as part of the Castlemead development and managed appropriately to reduce recreational pressure on the woodland features in the immediate area.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site would essentially form a contiguous extension to Castlemead. However, development on site would be within 200 metres of the ecologically important – Green Lane Wood. Habitat features such as mature hedgerows/trees, grassland, arable land, nearby stream corridor remnant woodland, semi-improved grasslands, buildings and scrub all offer good habitat for foraging bats (Bechstein's / Greater Horseshoe) and other species. All such features would need to be appropriately protected and, where appropriate, augmented.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, consideration would need to be given to bolstering existing protection of Green Lane Wood.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - - -</b>	
<b>Summary of SA Objective 1</b>	
<p>The site is situated adjacent to the recently constructed Castlemead development. It comprises agricultural fields that abut the Green Lane Wood. As such, the site and its immediate environs would likely be ecologically sensitive, both in terms of protected species and habitat connectivity.</p> <p>Records indicate that the area around the site is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application process. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that it would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species. On balance, the site would have a major adverse effect on this objective.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated to the north-east of the Ashton Park Strategic Site Allocation and adjacent to the recently constructed Castlemead development. Bearing in mind developments taking place on adjacent land it is likely that the site would be capable of delivering a boost to local housing supply. Links to existing public transport routes, local and town centre services/facilities would be achievable via the Castlemead development. Indeed, existing public transport links may well be improved provided development takes place on the Ashton Park Strategic Allocation, where employment, district centres, 3 new schools, cycling and walking improvements will be delivered. Alternatively, it could link into the Green Lane area with

	good walking/cycling connection to the town centre.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of Grade 3 agricultural land which underlays the entire site. However, given the scale of development such a loss would be minor adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within, or adjacent to a Minerals Safeguarding Area, or Waste Site Safeguarding Area.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 2</b>	
As outlined above, the site is situated to the immediate east of the recently constructed Castlemead development; and north-east of the proposed Ashton Park Strategic Site Allocation. Proposals to develop the land for housing would need to be planned holistically with the proposals for the Ashton Park Strategic Allocation in terms of addressing potential impacts on sensitive habitats and protected species. The land comprises agricultural fields and, as such, would not maximise the use of	

previously developed land in the town. Development on site would result in the permanent loss of agricultural land. Overall, the site is considered to have a minor adverse effect on this objective.	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. Bearing in mind the infrastructure associated with the Castlemead development, additional housing on this site would appear capable of being supported by existing water mains and extensions to the sewerage network.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	The site would form a contiguous extension to the Castlemead development. Connectivity to in-situ foul and drinking water infrastructure would be achievable. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the Ashton Park proposals.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for connecting to existing surface and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.

and Lambourn Floodplain SAC?	
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 3</b></p> <p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to drinking water and sewerage infrastructure in the form of a detailed capacity assessment. In addition, consideration will need to be given to sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Food Authority and respective water utilities company. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the development at Castlemead and the proposed Ashton Park Strategic Allocation. As such, if developed, the site would potentially connect with the two planned local centres and key town centre services and facilities. This should help integrate the site into the wider development planned to the south-east of the town and potentially reduce reliance upon private car journeys into the town centre once bus services/walking and cycling routes become established. Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>11</sup> ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 4</b></p> <p>The site comprises greenfield, agricultural land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are</p>	

<sup>11</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall, a minor adverse effect on this objective is anticipated.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**Summary of SA Objective 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is situated in Flood Zone 1. However, surface water drainage patterns in the area are such that the development of the site would need to be considered within the context of other developments/planned commitments (Castlemead/Ashton Park). The proposals for the Ashton Park Strategic Allocation include a catchment wide drainage model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not take into account any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. However, if technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the wider drainage strategy proposed for the Ashton Park proposals.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, planning would need to appropriately consider how development of the site may impact on wider areas of known fluvial flooding/surface water ponding. Should appropriate mitigation measures be required they would need to be considered within the context of drainage patterns to the south-east of the town. A Flood Risk Assessment (FRA) would be required.



5. Protect and enhance the natural function of floodplains?	The development of the site would not lead to effects on the areal extent and function of the River Biss floodplain.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 5b</b>	
<p>The site is situated in Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to the influence that development of this site may have on the wider River Biss catchment. In this sense, any subsequent planning application would need to be considered in the light of the long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process. A FRA would be required. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>There are no heritage assets on or adjacent to the site.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as modern wood pasture created by woodland clearance - uncommon character and provides setting to the nearby housing.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical / locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.

5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>There are no heritage assets on or adjacent to the site. The site has medium archaeological potential. As such, an archaeological assessment would need to be undertaken to support any subsequent planning application. <b><u>The Historic Landscape Classification sensitivity is given as medium and described as modern wood pasture created by woodland clearance - uncommon character and provides setting to the nearby housing.</u></b></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the	The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment <sup>12</sup> .

<sup>12</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

<p>countryside?</p>	<p>The development of the site would need to be assimilated into the wider development proposals planned for the south-east of the town.</p> <p>In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of the Ashton Park proposals.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces. However, due to the ecological sensitivity of the adjacent Green Lane Wood, recreational pressure would need to be robustly managed.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is not located within a designated landscape area (e.g. AONB).</p>

objectives, in particular for the three local AONBs <sup>13</sup> ?	
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. As outlined above, Green Lane should be maintained as a hedge-lined bridleway in the same manner as it is further west, thereby extending urban footpaths and connectivity with neighbouring developments.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 7</b></p> <p>Development of the site for housing would lead to a loss of greenfield land and extend the urbanising effect created by the Castlemead development. Any development proposals would need to provide stand-offs to Green Lane Wood, as well as improve/maintain Green Lane as a hedge-lined bridleway.</p> <p>In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type.</p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types</b>	

<sup>13</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<b>and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site and its potential delivery capacity, the development of the site for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures to meet local need.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats.
<b>Assessment outcome (on balance) + +</b>	
<b>Summary of SA Objective 8</b>	
The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities. As outlined above, the area around the site is ecologically sensitive and hence appropriately planned mitigation measures would be needed which could reduce the area of the site available. Overall, the site is considered to have a moderate beneficial effect on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the local/town centre facilities. This may discourage walking and cycling and a healthier lifestyle generally. However, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable homes. Overall, development of the site should seek appropriate integration with existing built form. There is no evidence to suggest that this could not be achieved through the development of this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access local health facilities. That said, local GP surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. That said, development of the site would increase opportunities for the local community to access a decent home. Development of this site would likely contribute positively to the area and thereby help reduce levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town, offering the opportunity to access town centre/local services and facilities via walking/cycling/buses. Housing development on the site would provide an opportunity for existing services and facilities to be supported and remain viable, as well as create the potential demand for new services, such as broadband internet connections. In supporting local services, development of the site would reduce the need to travel by car and tackle the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local	Further housing development will increase the local population. There is an urgent need to deliver new primary/secondary

schools and is there capacity to cope with the additional demand generated from the site?	school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 9</b></p> <p>The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park urban extension. Whilst local services/facilities would be potentially accessible by sustainable transport, the development of the site would likely lead to an increase in car-based trips. A capacity assessment of local health facilities and schools would need to be undertaken, particularly if the Ashton Park development commences soon. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The site would have the potential to create links to existing cycling routes via Green Lane and through the proposed Ashton Park urban extension.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment in line with Castlemead/Paxcroft Mead and the Ashton Park urban extension. However, the development is likely to result in an increase in car journeys due to its size.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 10</b>	

The site is sustainably located in relation to the town, Castlemead, Paxcroft Mead and planned urban extension at Ashton Park. The creation of additional links to the town for cycling and walking would be achievable and hence limit the potential for increased private car usage. However, given the size of the development it is likely to result in an increase in car journeys. Overall, the site is considered to have a minor adverse effect on this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

**Assessment outcome (on balance) +**

**Summary of SA Objective 11**

The site is sustainably located with access to local employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. However, the effects are considered likely to be minor positive against this objective unless development is planned holistically.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.

**Assessment outcome (on balance) +**



**Summary of SA Objective 12**

The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor beneficial effect on this objective.

**Site 292 – Land north of Green Lane**

**Site context**

Site size: 11.35ha [recently expanded through the SHLAA] Site capacity: approximately **170** 155-dwellings [~~250 overall depending on net developable area~~]

The land is currently used for agriculture, an orchard and garden land.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The land forms a near contiguous extension to the recently constructed developments at Castle Mead/Paxcroft Mead. Whilst offering the potential for supplementing local green infrastructure, the key challenge will be ensuring the cumulative/in-combination effects of development (recently built/committed/planned) would not give rise to likely significant effects on recorded bat populations (Bechstein’s and others), or habitats such as Green Lane Wood, Biss Wood and mature hedgerows.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site comprises a mix of greenfield, agricultural land and garden/orchard land associated with Brook Farm and other isolated houses along the Ashton Road. The site abuts Green Lane (bridleway) and lies to the immediate north of Green Lane Wood. Due to the ecological sensitivity of the area, development of the site would require an HRA. Ecological mitigation measures would likely be required to appropriately reduce unacceptable impacts on known, Annex II bats (in terms of foraging routes and maternity/roosting sites) associated with the Bath &amp; Bradford-on-Avon bats SAC. That said, the land may be capable of supporting development if appropriately considered in combination with other development (built/planned) in the locality.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. The development potential of the site and its likely impact on local habitats should be considered in</p>

	combination with the wider Ashton Park development proposals.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would require improvements and maintenance of Green Lane as a hedge-lined bridleway. In addition, there may be a need provide mitigation measures to off-set recreational pressure on Green Lane Wood.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site would essentially form a near contiguous extension to Paxcroft Mead. However, development on site would be within approximately 200 metres of the ecologically important – Green Lane Wood. On-site/nearby habitat features such as hedgerows/trees, semi-improved grassland, woodland, buildings and scrub all offer good habitat for foraging bats (Bechstein’s / Greater Horseshoe) and other species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs)	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

from development?	
<b>Assessment outcome (on balance) - - -</b>	
<p><b>Summary of SA Objective 1</b></p> <p>The site is situated adjacent to the Paxcroft Mead development and north of Castlemead. It comprises agricultural/orchard and garden land associated with nearby Brook Farm and isolated residential properties. The site lies immediately north of ecologically sensitive habitat at Green Lane Wood. Impacts associated with a potential increase in recreational pressure (borne out of a local increase in population) on protected bat species and habitat connectivity would need to be appraised/addressed through any subsequent planning application process.</p> <p>Records indicate that the area around the site is home to a number of protected bat species and important local habitats that would need detailed investigation at any subsequent planning application process. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>On the basis that the site lies immediately to the north of Green Lane Wood and would likely increase recreational pressure on protected bat species (and the wood moreover), mitigation is likely to be problematic and the site is considered to result in a major adverse effect against this objective.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site lies on the edge of Paxcroft Mead/Castlemead, with access to existing walking and cycling routes to town centre services/facilities. Access to public transport would be achievable along Ashton Road, A361 and within Paxcroft Mead. In addition, the site would have the potential to be functionally related to the Paxcroft Mead/Castlemead developments, thereby benefitting from links to district centres, schools and cycle/walking routes into town.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield/agricultural/orchard/garden land and hence would have no potential for maximising the reuse of previously developed land in the town.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield/agricultural/orchard/garden land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural field/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of Grade 3 agricultural land which comprises the entire site. Given the scale of development and location such a loss would be minor adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site is situated to the immediate east of the Paxcroft Mead development; and north of the Castlemead development/Ashton Park Strategic Site Allocation. As such, proposals to bring the site forward for housing would need to be assessed in the light of wider development (built/planned) in terms of addressing potential impacts on sensitive habitats and protected bat species. The land comprises agricultural fields/orchard/gardens and, as such, would not maximise the use of previously developed land in the town. The development would result in the loss of agricultural land Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. On the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections in the local area.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	The site would form a contiguous extension to Paxcroft Mead. Connectivity to in-situ foul and drinking water infrastructure would be achievable. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the wider-scale of development proposed for the Ashton Park Strategic Allocation.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for connecting to existing surface and foul water drainage. This may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 3</b></p> <p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to capacity issues in relation to drinking water and certainly sewerage infrastructure in the form of a detailed capacity assessment. In addition, consideration</p>	

<p>would need to be undertaken in respect of sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, respective water utilities company and Lead Local Flood Authority. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). Nonetheless, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the committed/planned developments at Paxcroft Mead/Castlemead/Ashton Park. As such, if developed, the site would be potentially connected with the two planned local centres and key town centre services and facilities. This should help integrate the site into the wider development planned to the south-east of the town and potentially reduce reliance upon private car journeys into the town centre once bus services/walking and cycling routes become established. Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

and/or location of development?	
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs <sup>14</sup> ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The development of the site is likely to lead to an increase in vehicular movements which may have the potential to denigrate local air quality and thereby impact on local biodiversity sites/protected species. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	Development of the site may lead to an increase in vehicular movements and denigration of local air quality. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.  It is considered that development of this site would be likely to lead to significant adverse impacts on habitats used by protected species and the Bath and Bradford-on-Avon Bats SAC.

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<sup>14</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA objective 4</b>	
<p>The site comprises greenfield, agricultural/orchard/garden land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. It is considered that development of this site would be likely to lead to significant adverse impacts on habitats used by protected species and the Bath and Bradford-on-Avon Bats SAC. However, such impacts may be capable of being addressed through appropriately designed mitigation. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5a</b>	



Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is situated in Flood Zone 1. However, surface water drainage patterns in the area indicate that the development of the site would need to be considered within the context of other developments (Paxcroft Mead/Castlemead/Ashton Park) taking place/planned for the area. The proposals for the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the</p>	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form would need careful consideration as</p>

risk of flooding including: Sustainable Drainage Systems?	ground conditions may render such measures as being ineffective. However, if technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage strategy for the Ashton Park proposals.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, proposals would need to appropriately consider how development of the site may impact on areas of known fluvial flooding/surface water ponding. Appropriate mitigation measures would need to be considered within the context of drainage patterns to the south-east of the town. A Flood Risk Assessment (FRA) would be required.
5. Protect and enhance the natural function of floodplains?	The development of the site should not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5b</b>	
<p>The site is situated in Flood Zone 1. Records indicate issues locally with fluvial flooding and surface water ponding in the area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to wider flood risk impacts associated with the River Biss catchment. In this sense, any subsequent planning application would need to be considered in the light of the long-term development proposals at Ashton Park. Geological/soil conditions may preclude the use of SuDS. However, such measures should be investigated through any planning application process. A FRA would be required. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The development of the site would not adversely affect designated heritage assets.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval parliamentary fields which enclosed common land - common/frequent landscape character.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The development of the site would not promote the re-use of historical / locally significant buildings.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 6</b>	
<p>The development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential. An archaeological assessment would need to be undertaken in order to support any subsequent planning application. <b><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval parliamentary fields which enclosed common land - common/frequent landscape character.</u></b></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	

<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>15</sup>.</p> <p>In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of the planned Ashton Park proposals.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. Such measures would help deliver long-term habitat connectivity.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces. However, due to the ecological sensitivity of the adjacent Green Lane Wood, recreational pressure would

<sup>15</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

for recreation?	need to be robustly managed so as not to significantly affect protected bat species.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>16</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces (e.g. Green Lane). Green Lane would need to be maintained as a hedge-lined bridleway in the same manner as it is further west, thereby extending urban footpaths and connectivity with neighbouring developments.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site is not situated within the Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 7</b>	
Development of the site for housing would inevitably lead to a loss of greenfield/garden land and extend the urbanising effect created by the Paxcroft Mead/Castlemead developments. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve Green Lane as a hedge-lined bridleway. Landscape impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall, the site is considered to have a minor adverse effect on this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	

<sup>16</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not appropriate.
<b>Assessment outcome (on balance) + +</b>	
<b>Summary of SA Objective 8</b>	
The site would have the potential to boost the supply of a range of homes at the town to meet local need. The site is sustainably located in relation to the town centre/local services and facilities. Overall, the site is considered to have a moderate beneficial effect on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and	The development of the site would provide opportunities for social integration with Castlemead, Paxcroft Mead and the

spaces to reduce crime and the fear of crime?	planned Ashton Park urban extension, thereby helping to deliver safe communities that offer measures to reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists, along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 2000m of the town centre services/facilities. Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site nonetheless has good links to bus routes, local employment sites and existing services and facilities, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site lies on the eastern edge of the town. As such, access to town centre health facilities would likely be achieved by private car/buses. The capacity of local GP surgeries would need to be assessed at any subsequent planning application stage in order to ensure that there is sufficient capacity to accommodate additional patients.
5. Maximise opportunities within the most deprived areas?	Development of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park urban extension. Opportunity to access town/local services and facilities via walking/buses would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Additional development at the town would exacerbate the need for new primary and secondary school provision. A holistic approach would be required to address such matters across the town and therein this site would need to consider how it contributes towards meeting the need for new education capacity.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	

The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park Strategic Allocation. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site would likely lead to an increase in car-based trips. Capacity assessment of local schools (particularly primary level) and health facilities would need to be undertaken and, where appropriate, additional capacity may need to be provided to support additional housing development. Overall, the site is considered to have a moderate adverse effect on this objective.

**SA objective 10. Reduce the need to travel and promote more sustainable transport choices**

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would have the potential to create links to existing cycling routes via Green Lane and through the proposed Ashton Park urban extension.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment in line with Castlemead/Paxcroft Mead and the Ashton Park urban extension.

**Assessment outcome (on balance) -**

**Summary of SA Objective 10**

The site is sustainably located in relation to the town centre, as well as local services/facilities at Castlemead/Paxcroft Mead and the planned urban extension at Ashton Park. Provided any subsequent development addresses accessibility issues and offers smarter choices – e.g. increased walking, cycling and public transport connectivity. Overall, the site is considered to have a minor adverse effect on this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...



1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<p><b>Summary of SA Objective 11</b></p> <p>The site is sustainably located with access to local employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be minor against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<p><b>Summary of SA Objective 12</b></p> <p>The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Effects are considered likely to be minor against this objective.</p>	

**Site 297 – Elizabeth Way**

<b>Site context</b>	
Site size: 2.24ha Site capacity: approximately 51 dwellings	
The site is relatively open in character and relates to the urban fringe of the town. The recently constructed Elizabeth Way forms a dominant feature in the local landscape. The land is currently in agricultural use (flay grassland). Surrounding land is industrial (Canal Road Industrial Estate) and residential (Wyke Road, Victoria Road, Horse Road) in nature.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms part of a wider SHLAA site comprising semi-improved agricultural land/informal open space, to the rear of existing residential stock on Victoria Road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between existing hedgerows/hedgerow trees.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	There are no environmental designations covering the site, but land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. However, the recently constructed/operational road – Elizabeth Way has introduced an urbanising and severing effect on what has hitherto been considered to be open grassland. Any proposal for development of this and adjacent sites would need to provide additional planting to help bolster habitat connectivity.
3. Result in greater community engagement with biodiversity?	Apart from the newly constructed Elizabeth Way, the land in question is largely used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require improvements and maintenance of green infrastructure. If allocated and developed in conjunction with adjacent SHLAA sites – 263/293 there would be a need to provide a stand-off to the small stream in the area to address the risk of flooding.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute generally towards improving habitat connectivity in the local area.

6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. Ecological surveys would need to be undertaken to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

**Assessment outcome (on balance) - -**

**Summary of SA Objective 1**

The site comprises open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land forms informal recreational/dog walking space, it is not formally designated in ecological or landscape terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this are lower risk, but will require some mitigation. For this reason the site is considered

to have a moderate adverse effect on this objective.	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site is situated adjacent to a larger SHLAA sites (263, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling.</p> <p>It would form part of a contiguous extension to the town and thereby would be sustainably located in relation to local services and facilities. There is a bus stop approximately 220m north west of the site on Wyke Road providing regular access to local services/facilities. In addition, there are a range of essential services/facilities within approximately 800 m from the site to (e.g. shops and Hilperton Primary School).</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	On the basis of information presented to support the construction of Elizabeth Way, development would lead to a net loss of marginal quality agricultural land. However, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	From the limited information held by the Council, the land appears to be underlain by Grade 3b agricultural land. As such, development of the site would lead to a net loss of marginal quality agricultural land. Given the scale of development and location such a loss would be minor.

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site is situated adjacent to greenfield SHLAA sites – 263/293 on the eastern edge of the town. Any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities. The recent opening of Elizabeth Way that connects Wyke Road (and the Industrial Estate) to the A361 ‘outer relief road’ has changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. The site is located within walking and cycling distances of services and facilities. The development would result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. On the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, this site would form a contiguous extension to the eastern edge of the town. Whilst consideration may need to be given to the overall capacity of the existing water infrastructure network, development of the site is considered to be achievable in principle.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for connecting to existing surface and foul water drainage. As outlined above, this may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at any subsequent detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent

	planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 3</b>	
<p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment. In addition, consideration would need to be given to the installation of sustainable drainage measures. Such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and relevant water utilities company. Overall, the site would have a minor adverse effect on this objective.</p>	
<b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b>	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the town. The site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan</p>

	<p>policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs<sup>17</sup>?</p>	<p>The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

<sup>17</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 4</b>	
The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	



<p><b>Summary of SA Objective 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is situated in Flood Zone 1. However, surface water drainage patterns are such that the development proposals would need to consider potential impacts on the areal extent of flood zones associated with the stream that runs to the immediate north of the site. In addition, consideration would need to be given to how development would impact on the recently constructed surface water attenuation swales associated with Elizabeth Way.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the</p>	<p>If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme implemented to</p>

risk of flooding including: Sustainable Drainage Systems?	support the attenuation of water from Elizabeth Way.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Any subsequent proposals would need to consider how development of the site may impact on the nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns and provide betterment. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	With appropriate standoffs to water courses and ditches, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5b</b>	
<p>The site is situated in Flood Zone 1 but consideration would need to be given to flood risk zones associated with the nearby stream and surface water attenuation swales associated with Elizabeth Way. Given the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site would have a minor adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Grade II listed buildings: 1, 3, 13, 15 and 17 Victoria Road (and their setting) would need to be evaluated at any subsequent planning application stage and protected in line with national/local plan policy. The nearby Conservation Areas associated with Victoria Road/Hilperton Road and their respective settings would also need to be evaluated and protected in line with national and local policy.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields which consolidated earlier post medieval fields and medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The development of the site would not promote the re-use of historical / locally significant buildings.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area, but is within the vicinity of two such features.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site has medium archaeological potential and medium sensitivity in terms of historic landscape character. The landscape type is described as modern fields made up of consolidated post-medieval fields. Evidence suggests that there may be open medieval fields which are uncommon survivals. Archaeological assessment would be required.</p> <p>The Grade II listed properties in Victoria Road (and their setting); along with nearby Conservation Areas would need to be evaluated and protected through any subsequent planning application stage. <b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</u></b></p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields which consolidated earlier post medieval fields and medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b></p> <p>Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local</b>	

<b>distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment<sup>18</sup>.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is declining quality. There are veteran trees and hedgerows on site that engender a sense of parkland character. The site has moderate inter-visibility and sensitive receptors (residential stock in Horse Road, Victoria Road) are nearby. The strategy for this area is to conserve and strengthen the landscape character.</p> <p>From an historic landscape character perspective the site is of medium sensitivity to change. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval fields which would need further investigation as they are relatively uncommon survivals.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. Buffers should be retained to mature hedges and watercourses.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces.

<sup>18</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>19</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the 'Hilpertor Gap' land, but routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 7</b></p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Any development proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock in Victoria Road, some of which is Listed and within a Conservation Area. In addition, any subsequent development proposals would need to provide Green Infrastructure connections to existing features on site. Footpaths/Bridleway and areas of open space would need to be included within any planning application. Overall the site option is considered to have a minor adverse effect on the objective.</p>	
<p><b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<sup>19</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would, if comprehensively planned with adjacent SHLAA sites, help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site (in conjunction with adjacent SHLAA sites) would help to boost housing supply to help meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration would need to be given to the emerging policies and proposals in the Hilperton NDP at any subsequent planning application stage. Indeed, once 'made' the Hilperton NDP will form part of the development plan for Wiltshire. That said, at this early stage in the process of developing the NDP, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 8</b>	
If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. Overall, the site is viewed to have a minor positive effect on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage: walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within approximately 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development alongside other types of properties needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Approximately 51 additional dwellings would result in increased demand on the local health services and according to the evidence available to date there is a capacity gap at the local surgeries. However, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation further.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would likely be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary

<p>from the site?</p>	<p>school on land at Ashton Park within the Plan period would also be exacerbated.</p> <p>The site is located in the Hilperton School catchment area, but are also relatively close to Bellefield Primary. Both of these schools are already full. When considered in combination with other sites at the town development would generate a need to place approximately 116 pupils, but this would reduce to approx. 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one or both of these schools, both are included in a programme of feasibility studies. Neither school are located on large sites but one or two class expansions may be possible. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will likely need to be identified and contributions towards the new school will be required</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>Summary of SA Objective 9</b></p>	
<p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon. If such a circumstance occurs, there would be an urgent need for new primary school provision (a new school) before 2017 and new secondary school places. On balance, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within approximately 800m from the site.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the</p>	<p>The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There is a bus stop approximately 220m north west of the site on Wyke Road providing regular access</p>



need to travel and reliance on the private car?	to local services/facilities. There are a range of essential services / facilities within approximately 800m of the site (e.g. shops and Hilperton Primary School).
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 10</b></p> <p>The site is sustainably located in relation to the town and local services/facilities. The site would have a moderate effect on the local highway network. Taking into account the modest increase in private vehicle trips and potential issues in relation to junction/link capacity on balance the site has a minor negative effect on this objective.</p>	
<p><b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<p><b>Summary of SA Objective 11</b></p> <p>The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be minor positive against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and	Development of the site for housing would have the potential to support the viability of existing employment areas.

viability of existing employment areas?	
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
Whilst the site(s) itself would not offer additional employment land or development, if planned comprehensively with site 263, development at this location would add to the population of the town and thereby directly/indirectly boost economic activity. Overall the site option is considered to have a minor beneficial effect on this objective.	

**Site 263 – Elizabeth Way**

<b>Site context</b>	
Site size: 14.14ha [land held in multiple ownership/options] Site capacity: approximately <del>242</del> <b>204</b> dwellings	
The land consists of a series of fields used for agriculture and informal open space. It is well located in terms of connectivity to the built framework of the town and is framed by the newly constructed Elizabeth Way (Trowbridge Outer Relief Road).	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms part of a wider SHLAA site on semi-improved agricultural land/informal open space, to the rear of existing residential stock on Victoria Road/Horse Road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between hedgerows.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland,	The site comprises semi-improved agricultural grassland used as informal open space. There are no environmental designations covering the site itself, but the land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. In addition, the land falls within the core zones for Greater Horseshoe and Bechstein’s bats (associated with the Bath and Bradford-on-Avon Bats SAC). However, the recently constructed/operational road – Elizabeth Way has introduced an urbanising and severing effect on the area. Existing ecological surveys associated with the new road (W/04/01389/FULES) should be reviewed in order to address habitat connectivity in any subsequent planning application

CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	process.
3. Result in greater community engagement with biodiversity?	Apart from the newly constructed Elizabeth Way, the land in question is predominantly used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require improvements and maintenance of green infrastructure. If developed in conjunction with adjacent SHLAA sites – 297/293 there may be a need to provide a stand-off to the small stream that runs through the northern end of the site in order to address potential flood risk issues.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. A full set of ecological surveys would need to be undertaken to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods, such as this, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 1</b></p> <p>The site is situated on open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land provides informal recreational/dog walking space, it is not formally designated in landscape or ecological terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. There would likely be a need to provide buffers to the new road; and the small stream running through the northern end of the site in order to address flood risk. Lighting would also need to be carefully designed so as to reduce disturbance to foraging bats. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods, such as this, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. Overall the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated adjacent to SHLAA sites (297, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield, semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling. There is a bus stop approximately 180m south of the site on Victoria Road. The service also has a bus that heads to the town centre. There are a range of essential services / facilities within 800 m from the site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town. However, it would form part of a contiguous extension to the town and thereby would be relatively sustainably located in relation to local services and facilities.

3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
5. Protect and enhance soil quality?	<p>The site comprises agricultural fields. As such, development of the site would lead to a net loss of agricultural land. In line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.</p>
6. Protect the best and most versatile agricultural land?	<p>Development of the site would result in the permanent loss of agricultural land. Given the size of the site, such a loss would be minor to moderate adverse.</p>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a Minerals Safeguarding Area, or Waste Site Safeguarding Area.</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site is situated adjacent to greenfield SHLAA sites – 297/293 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities. The opening of Elizabeth Way which connects Wyke Road (and the Industrial Estate) to A361/A350 'outer relief road' has fundamentally changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. From the limited information held by the Council, approximately three quarters of the land appears to be underlain by Grade 3a Best and Most Versatile agricultural land. The remainder of the land appears to be underlain Grade 3b Best and Most Versatile agricultural land. In overall terms, the site option is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. A capacity assessment of the local water utilities infrastructure would need to be undertaken in order to support any subsequent planning application. The assessment would need to consider wider development pressures on the network, such as the planned major expansion to the south-east of the town. However, on the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections provided they are reinforced.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, the development of the land would form a contiguous extension to the eastern edge of the town. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the wider scale of development proposed for Ashton Park to the south-east of the town.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	No applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	

**Summary of SA Objective 3**

Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent planning application. On the basis of evidence gathered to date, the development of the site may need to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection. In addition, consideration would need to be undertaken in respect of sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, respective water utilities company and Lead Local Flood Authority. Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution**

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. If developed, the site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS <sup>20</sup> ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 4</b></p> <p>The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	

<sup>20</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne



Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5a</b>	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the	The site is situated in Flood Zone 1. However, surface water drainage patterns in the area are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with the stream to the north.

location and design of development, ensuring that development can adapt to any future flood risk scenarios?	In addition, consideration would need to be given to how development would affect the recently constructed surface water attenuation swales associated with Elizabeth Way.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	If technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme for Elizabeth Way.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, proposals would need to appropriately consider how development of the site may impact on the nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment (FRA) would be required.
5. Protect and enhance the natural function of floodplains?	With appropriate standoffs to water courses, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5b</b>	
The site is situated in Flood Zone 1 but consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation	

swales associated with Elizabeth Way. A FRA would be required. These factors may lead to a net reduction in the developable area and hence it is considered that development of this site would lead to a minor negative effect when considered against this objective.	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The development of the site would not adversely affect designated heritage assets.</p> <p>As the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, it is recommended that a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. The land has been partially assessed for archaeology in connection with the planning application for Elizabeth Way. However, further assessment may be required. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area but is in the proximity of one. As such, any subsequent proposals would need to appropriately protect heritage assets (and their setting) in line with national and local policy.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in	Not applicable.

accordance with international obligations?	
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site has medium archaeological interest. Further archaeological assessment would be required.</p> <p>It is recommended that as the south-west site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'.</p> <p><b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></b></p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b></p> <p>Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment<sup>21</sup>.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is declining quality.</p> <p>From the evidence gathered to date, it would appear that there are tree protection orders covering a number of veteran trees. Other local features in the landscape include mature hedgerows and built heritage designations such as conservation area and listed buildings. In accordance with national policy/local plan policy, the development of the site would need to be assimilated into the landscape and respect the setting of the existing housing stock on Victoria Road.</p> <p>From an historic landscape character perspective the site is of medium sensitivity. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval fields which would need further investigation as they are relatively uncommon survivals.</p> <p>The site is located on land which is highly valued locally as informal amenity space. Development could lead to some loss of this amenity space although mitigation measures would ensure that open spaces are maintained and integrated into the site. Natural England would require further assessment of impact on the green infrastructure network to support any subsequent planning application.</p> <p>Development may also be perceived to threaten the coalescence of Hilperton and Trowbridge. However this site is south of the new relief road which severs the 'gap land' and represents a hard boundary to potentially build towards. A significant swathe of open green land to the north of the road could be retained as a buffer to ensure Trowbridge and Hilperton do not coalesce.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in</p>	<p>The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive</p>

<sup>21</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

line with the Wiltshire Green Infrastructure Strategy?	network of Green Infrastructure by bolstering existing habitats.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>22</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the land, but existing footpath routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 7</b>	
Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Any development proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock in Victoria Road/Horse Road and ensure retention of protected habitat features on site. Footpaths/Bridleway and areas of open space would need to be included within any planning application. Overall the	

<sup>22</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

site option is considered to have a minor adverse effect on the objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would, if comprehensively planned with adjacent SHLAA sites, help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site (in conjunction with adjacent SHLAA sites) would help to boost significantly housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration will need to be given to the emerging policies and proposals in the Hilperton NDP. However, at this stage, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
<b>Assessment outcome (on balance) + + +</b>	
<b>Summary of SA Objective 8</b>	

If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost significantly the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. As outlined above, the land in this area is highly valued locally and provides informal recreation space for local residents. The setting of residential stock in Victoria Road/Horse Road would need to be carefully considered and addressed through any subsequent planning application process. On balance the site option would have a major positive effect on this objective.

**SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities**

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	On the basis of the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Up to 212 additional dwellings would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation further.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling would be achievable.



7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the major urban extension at Ashton Park, there is likely to be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated.</p> <p>Housing development on this site would fall within the catchment of Hilperton School, but would also be very close to Bellefield Primary and The Mead. These schools are already full. In combination with other sites at this location the quantum of proposed development would generate a maximum of 116 pupils, but this may reduce to approximately 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one but not all these schools. All schools at the town are currently being assessed through a programme of capacity improvement feasibility studies. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 9</b></p> <p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the large urban extension at Ashton Park commences soon. In any event there will be an urgent need for new primary school provision (new school) before the end of 2017; and in general, secondary school places. Based on the available evidence, the site is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within 800 m from the site.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.

3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 10</b></p> <p>The site is sustainably located in relation to the town and local services/facilities and new routes for cycling and walking could be provided. Taking into account the increase in private vehicle trips, on balance the site has a minor negative effect on this objective.</p>	
<p><b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) + +</b>	
<p><b>Summary of SA Objective 11</b></p> <p>The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be moderate beneficial against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p>	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Overall the site option is considered to have a minor beneficial effect on this objective.	

**Site 293 – Land to the east of Elizabeth Way**

<b>Site context</b>	
Site size: 5.38ha      Site capacity: approximately 121 dwellings	
The land forms part of the ‘Hilperton Gap’. The site in question is situated adjacent to recently constructed – Elizabeth Way. The land slopes downhill to the north and is open in character with long distance views towards existing residential stock in Victoria Road (west)/ Horse Road (north) and Hilperton village (east).	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land is situated adjacent to SHLAA site 263 on the north-eastern side of the newly constructed Elizabeth Way. The land comprises semi-improved agricultural land bordered by hedgerows and the new road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between hedgerows/veteran trees.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including	The site comprises semi-improved agricultural grassland used as informal open space. There are no environmental designations covering the site itself, but the land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. In addition, the land falls within the core zones for Greater Horseshoe and Bechstein’s bats (associated with the Bath and Bradford-on-Avon Bats SAC). However, the recently constructed/operational road – Elizabeth

buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Way has introduced an urbanising and severing effect on the area. Existing ecological surveys associated with the new road (W/04/01389/FULES) should be reviewed in order to address habitat connectivity in any subsequent planning application process.
3. Result in greater community engagement with biodiversity?	Apart from the newly constructed Elizabeth Way, the land is question is used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require improvements and maintenance of green infrastructure. If allocated and developed in conjunction with adjacent SHLAA sites – 297/293 there may be a need to provide a stand-off to the small stream to address potential flood risk issues.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. A full set of ecological surveys would need to be undertaken to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this one, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 1</b>	
<p>The site is situated on open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land forms informal recreational/dog walking space, it is not formally designated in landscape or ecological terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this one, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated adjacent to SHLAA sites (297, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield, semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling. There is a bus stop approximately 375m south west of the site on Victoria Road. The service also has a bus that heads to the town centre.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises agricultural field/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of Grade 3 agricultural land which comprises the entire site. Given the scale of development, such a loss would be minor adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site is situated adjacent to greenfield SHLAA sites – 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities. The opening of Elizabeth Way which connects Wyke Road (and the Industrial Estate) to A361 'outer relief road' has changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. The site is located within walking and cycling distances of services and facilities. From the limited information held by the Council, approximately three quarters of the land appears to be underlain by Grade 3a Best and Most Versatile agricultural land, the rest 3b. As such, development of the site would lead to a net loss of BMV agricultural land. Overall due to a number of issues the site option is considered to have a moderate adverse effect on the objective.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There would be a need to undertake a capacity assessment of the local water utilities infrastructure. The assessment would need to consider wider development pressures on the network. However, on the basis of evidence received to date, development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections provided they are reinforced.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, the development of the land would form a contiguous extension to the eastern edge of the town. Consideration would need to be given to the overall capacity of the existing network with any improvements planned into the development and implemented in a coordinated manner.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. This may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	

<p><b>Summary of SA Objective 3</b></p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent planning application. On the basis of evidence gathered to date, the development of the site may need to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection. In addition, consideration would need to be undertaken in respect of sustainable drainage measures. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and relevant water utilities company. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, the site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>



4. Seek to reduce development in or near to AQMAS <sup>23</sup> ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 4</b></p> <p>The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<sup>23</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development,	The site is situated in Flood Zone 1. However, surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with the stream to the north. In addition, consideration would need to be given to the recently constructed surface water swales associated with Elizabeth

ensuring that development can adapt to any future flood risk scenarios?	Way.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and onsite renewable energy generation.
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme for Elizabeth Way.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, planning would need to appropriately consider how development of the site may impact on nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	Provided standoffs to watercourses are incorporated into any eventual layout, the development of the site should not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5b</b>	
<p>The site is situated in Flood Zone 1 but consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. Due to the size of the site a FRA would need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is adjacent to the Hilperton Road Conservation Area. It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'. Development of the site would represent a significant encroachment into what has been called the 'Hilperton Gap' (i.e. beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. Records indicate that the land has medium archaeological potential.

	<b><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b>
2. Ensure appropriate archaeological assessment prior to development?	The land has been partially assessed for archaeology in connection with the planning application for Elizabeth Way. On the basis of available evidence, there would be a need to undertake further archaeological assessment to support development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area, but is situated within the vicinity of one. As such, any subsequent planning application would need to be supported by a Heritage Impact Assessment.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 6</b>	
The site has medium archaeological interest. Further archaeological assessment would be required to support development of the site.	
Development of the site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affecting the setting of the village/Listed Church.	
<b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be</u></b>	

<b><u>required to support any subsequent planning application.</u></b>	
<b><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></b>	
Overall the site option is considered to have a moderate adverse effect on this objective.	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment<sup>24</sup>.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is in declining quality. There are hedgerows and PRoW present on site. The strategy for the site is to conserve and improve the character.</p> <p>In accordance with national policy/local plan policy, the development of the site would need to be assimilated into the landscape and respect the setting of the existing housing stock on Victoria Road. The site is adjacent to the Hilperton Road Conservation Area and this would have a significant bearing on the design of any subsequent housing layout.</p> <p>Development could lead to some loss of informal recreation/open space, although mitigation measures could ensure that amenity is maintained on some of the site. Additional assessment of impact on the green infrastructure network would be required.</p> <p>From an historic landscape character perspective the site is of medium sensitivity to change. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval</p>

<sup>24</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

	fields which would need further investigation as they are relatively uncommon survivals. Development in what's known as the Hilperton Gap may risk the eventual coalescence of Hilperton and Trowbridge as the site occupies a parcel of land to the north-east of Elizabeth Way.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats such as hedgerows on site
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>25</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the 'Hilperton Gap' land, but routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.

<sup>25</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

**Assessment outcome (on balance) - -**

**Summary of SA Objective 7**

Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Development of the site would represent a significant encroachment into what’s known as the ‘Hilperton Gap’ (i.e. land beyond the line of Elizabeth Way). Development on this element of the gap land would likely be viewed as risking the eventual coalescence of Hilperton and Trowbridge and hence contrary to local plan policy. Overall the site option is considered to have a moderate adverse effect on the objective.

**SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures**

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery, the development of the site for housing would, if comprehensively planned with adjacent SHLAA sites, would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site (in conjunction with adjacent SHLAA sites) would help to boost significantly housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration would need to be given to the emerging policies and proposals in the Hilperton NDP. At this stage, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of	Not applicable.

housing in rural areas, whilst avoiding isolated dwellings?	
<b>Assessment outcome (on balance) + +</b>	
<p><b>Summary of SA Objective 8</b></p> <p>If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. On that basis, the site is viewed to have a moderate positive effect on this objective.</p>	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within approximately 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development alongside other types of properties are needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Delivery of approximately 51 dwellings would result in additional demand on the local health service and, according to the evidence available to date, there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a



	decent, affordable home and thereby help reduce the incidence of deprivation further.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling routes would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the major urban extension at Ashton Park and other planned developments at the town, there is likely to be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated as the capacity within existing secondary schools remains a long-term concern.</p> <p>Housing at this location would mean children of primary school age would fall into the catchment of Hilperton School and potentially Bellefield Primary and The Mead. These schools are already full. In combination with other sites at this location, development would likely generate a maximum of 116 pupils, but this would reduce to approx. 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one, but not all these schools. All schools at the town are currently the subject of capacity improvement feasibility studies. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of committed and planned developments in and around Trowbridge, another secondary school site would need to be identified in the next five years.</p>
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
<p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the large urban extension at Ashton Park commences soon. If such a circumstance occurs, there would be an urgent need for new primary school provision (new school) before the end of 2017. In addition the capacity of secondary schools at the town would likely require additional places to be planned for. On balance the site is considered to have a moderate adverse effect on the objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within 800 m from the site.

design?	
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There is a bus stop approximately 375m south west of the site on Victoria Road. The service also has a bus that heads to the town centre. There are a range of essential services / facilities within 800 m from the site to (shops and Hilperton Primary School).
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 10</b>	
The site is sustainably located in relation to the town and local services/facilities. However, taking into account the likely increase in private vehicle trips, on balance the site has a minor negative effect on this objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 11</b>	

The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects considered likely to be minor positive against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Overall the site option is considered to have a minor positive effect on this objective.	

**Site 1021 – Land adjacent to Church Lane**

<b>Site context</b>	
Site size: 5.92ha      Site capacity: Approximately 95 dwellings	
The site is situated on the edge of the south-western fringe of Trowbridge, adjacent to the Lambrok Stream, the Southwick Country Park and existing housing stock along Church Lane/Studley Green Estate.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity	The site comprises open, agricultural fields adjacent to Lambrok Stream and residential stock at Upper Studley on the south-western boundary of the town. The land also slopes down towards the Lambrok Stream and the Southwick Country Park to

restoration?	<p>the west.</p> <p>The introduction of housing on the land would extend the built form of Upper Studley into a landscape dominated by the Lambrok Stream and Country Park beyond. As such, the site would need to respect the flood plain of the Lambrok Stream and provide appropriate screening to limit the impact of housing on the surrounding area. This could potentially be achieved through tree/hedgerow planting which, in turn, would potentially augment existing habitat features.</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site comprises grassland/semi-improved grassland on the edge of the Lambrok Stream/Southwick Country Park (a County Wildlife Site).</p> <p>The land is just outside the core area of the Bath and Bradford-on-Avon Bats SAC. However, records indicate the presence of Greater Horseshoe and other bat species which use the Country Park and Lambrok Stream as foraging and roosting habitat. As such, further ecological assessments should be carried out. Development of the site for housing would need to ensure robust ecological protection/mitigation measures are designed and implemented. Additional planting would help screen any subsequent development and provide increased linkages to existing habitat corridors.</p>
3. Result in greater community engagement with biodiversity?	<p>The development of the site would offer the potential for greater public engagement with the Southwick Country Park in terms of walking routes and access to biodiversity.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<p>The development of the site for housing would require buffers to be established to the Lambrok Stream. Such buffers could operate as green/blue corridors for wildlife.</p>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Development of the site would appear to be capable of delivering new/augmenting existing multi-functional Green Infrastructure and contribute towards improving habitat connectivity.</p>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site hosts habitat features such as hedgerows/trees and semi-improved grassland. Records of protected species (e.g. Water voles, several bat species) on and around the boundary of the site would necessitate a full set of ecological surveys to support any subsequent planning application.</p>
7. Consider the findings of the HRA in site selection and design?	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are</p>

	lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 1</b>	
<p>The site is situated on grassland/ semi-improved grassland on the south-western edge of the town. If developed, it would form a near contiguous extension to the residential housing stock at Upper Studley. The land is characterised by its relationship to the Lambrok Stream and Southwick Country Park beyond. As such, there would be a need to provide landscaped buffers to the Lambrok Stream and Country Park which could bolster existing habitats, particularly in relation to protected bat species. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the south-western edge of the town. Access to a range of local/town centre services and facilities would be achievable via walking, cycling and buses. There is a bus stop approximately 300m north west of the site on St Johns Crescent which covers at least one AM/PM peak journey and one inter-peak journey. The bus stop approximately 300m north east by Whiterow Park (Frome Road) also delivers this. There are a range of essential services / facilities within 800 m from the site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield, semi-improved grassland and hence would have no potential for maximising the reuse of previously developed land in the town.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>The site comprises semi-improved grassland, arable land and pony paddocks. The quality of the land is not known at this stage, but development would lead to the permanent loss of agricultural/paddock land. In line with national and local planning policy, the development of the site would therefore need to ensure that soil quality and structure is appropriately protected wherever practicable.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>From the limited information held by the Council, the land appears to be underlain by Grade 3b agricultural land. Given the scale of development, such a loss would be minor adverse.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not situated within a Mineral Safeguarding Area or Waste Site Safeguarding Area.</p>
<p><b>Assessment outcome (on balance) -</b></p>	

<b>Summary of SA Objective 2</b>	
<p>The site slopes westwards towards the Lambrok Stream. The extent of the stream’s flood zone would likely limit the amount of housing that could be built on the land. The land is situated on the very edge of the town’s built framework. However, access to a limited range of convenience shops and facilities within the local area mean that the site is sustainably located. In addition, the town centre is accessible by walking, cycling and public transport via the A361. The development would result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections. Existing foul water infrastructure crosses the site and there would be limited space to divert sewers if needs be. Statutory easements would apply and may affect subsequent design layouts. Downstream mitigation works may be necessary to maintain service levels at the local sewage treatment works.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would likely lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. The sloping nature of the site could make surface water attenuation challenging, particularly at greenfield infiltration rates. Therefore, there would likely be a need to provide on-site attenuation through a sustainable drainage system.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for reinforced connections to existing surface and foul water drainage. Due to the presence of the Lambrok Stream and its floodplain, consideration should be given to the inclusion of a sustainable drainage system (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable as the site does not lie within the Hampshire Avon or River Kennet catchments.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 3</b></p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent allocation/planning application. On the basis of evidence received to date, the site would appear to be capable of connecting to existing water infrastructure, but existing sewers may need to re-directed, which may be difficult to achieve due to the size of the site. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not within an AQMA. Development of the site for housing would be unlikely to generate significant air quality impacts. That said, consideration should be given to the potential impacts associated with introducing a new access/egress to the site via the A361.</p> <p>Development is likely to increase local traffic, which may adversely affect air quality. It is recognised, however, that the development is within 2km of key facilities in Trowbridge which are therefore accessible by foot, cycle and buses. This could limit the extent of additional traffic using the A361 to access the town. Nevertheless, measures would need to be implemented to mitigate vehicular emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p> <p>Development at the site would also generate noise, odour and light pollution during construction (short-term) and occupation (longer-term). Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and</p>



vibration through the layout, design and/or location of development?	implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Consideration would also need to be given to the Country Park in terms of ensuring that development would not adversely affect local habits/species through vehicular emissions.
4. Seek to reduce development in or near to AQMA <sup>26</sup> ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA). Consideration should nonetheless be given to the relationship between the potential housing site and the Country Park.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to a marginal increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to a marginal increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	

<sup>26</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<b>Summary of SA Objective 4</b>	
The site comprises relatively open, greenfield, grass land on the edge of existing housing stock in Upper Studley. The land slopes to the west towards the Lambrok Stream and Southwick Country Park County Wildlife Site. The relationship between the site and surrounding land would necessitate appropriate measures to control noise/dust/lighting and particulate matter emissions to ensure construction and occupation phases do not lead to adverse impacts. Overall the site option is considered to have a minor adverse effect on this objective.	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5a</b>	
Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.	
However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against	

this objective.	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
<b>Decision Aiding Questions. Will the development site...</b>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is situated in Flood Zones 1, 2 and 3. Surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of critical flood zones associated with Lambrok Stream. A buffer to the Lambrok Stream would likely be required and this would reduce the net developable area.</p> <p>In addition, as the site slopes down to the Lambrok Stream, achieving suitable surface water attenuation measures, particularly at greenfield infiltration rates would therefore be challenging.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. As such, any subsequent planning application would need to appropriately consider how development of the site may impact on the Stream. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>Development of the site should not affect the areal extent and function of the floodplain. In addition, surface water attenuation measures would be required to operate at greenfield infiltration rates which may be challenging due to the sloping nature of the site. A Flood Risk Assessment would be required.</p>

5. Protect and enhance the natural function of floodplains?	If technically feasible a SuDS would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 5b</b></p> <p>The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. A FRA would be required. If technically feasible and employed, SuDS will need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The listed St John's Church and its setting would need to be protected and, where possible, enhanced through any subsequent development proposals. However, provided appropriate screening measures are provided, development of the site would be unlikely to significantly affect designated heritage assets.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as meadows. A common/frequent landscape character.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium/high archaeological potential, with possible medieval remains within the site. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent application to develop the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.

5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site has medium/high archaeological interest with possible medieval remains. There would be a need to undertake an archaeological assessment to support any subsequent application to develop the site.</p> <p>The Grade II listed St John's Church and its setting would need to be appropriately protected in accordance with its designated value. <b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></b></p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as meadows. A common/frequent landscape character.</u></b></p> <p>Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>27</sup>.</p> <p>Development of the site would need to be sensitively assimilated into the landscape. The site is described as rolling clay lowland in good condition, with moderate strength of character. The Strategy for the area is to conserve and strengthen the character. The land slopes and borders the flood plain to the south. There are veteran trees and hedgerows on site and the site is connected to its surrounding areas including the country park via sensitive receptors such as PRoW. The site has low inter-visibility. The site should be retained as buffer.</p> <p>From an historic landscape character perspective the site is of low to medium sensitivity. The landscape type is characterised by former post-medieval water meadows which are partially legible in modernity. Water meadows are rare and can be locally significant contributors to landscape character.</p> <p>Consideration would nonetheless need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the character of the area through high quality design. Consideration would need to be given to providing screening to reduce the urbanising effect of housing and protect the setting of the Country Park.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. This could be achieved through comprehensive planting to screen the site. However the site does function as a buffer between the residential areas to the north and open countryside and the country park.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces such as the adjacent Country Park.</p>

<sup>27</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>28</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network and open spaces associated with the Country Park.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p><b>Summary of SA Objective 7</b></p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate character, there would be a need to ensure the development of the site provides effective screening. In combination with other constraints, the developable area of the site would need to be reduced. The impacts on the objective are considered to be moderate adverse, given the site's current character and function as a landscape buffer.</p>	
<p><b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p>	

<sup>28</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help to marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements but some of the developable land is likely to be required for mitigation measures.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targets/needs.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 8</b>	
<p>The site lies on the south-western edge of the town and comprises greenfield meadows associated with Southwick Country Park and the Lambrok Stream. The site would help marginally boost the supply of a mix of housing on the edge of town, with relatively good connectivity to the town centre/local services and facilities via sustainable modes of transport. Overall the site would have a minor positive effect on the objective given the uncertainty over the eventual number of homes that could be delivered due to the need for integration of mitigation measures.</p>	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	



Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 1000m of local services and facilities (2km from town centre services and facilities) which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development alongside other types of properties are needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Up to 95 dwellings would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity even if the site capacity was reduced through mitigation requirements.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 036D. This is amongst the 50% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would marginally increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of town. However, opportunities to access town/local services and facilities via walking/buses/cycling routes would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	Site 1021 is in the catchment of Studley Green Primary School. The school site is large and would be able to expand to meet the demand from this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required from all proposed

from the site?	developments.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
<p>The site lies on the south-western edge of the town, adjacent to existing housing stock at Upper Studley. Connectivity to town centre and local services/facilities would be achievable via sustainable means. While primary school places requirements could be met, secondary school capacity will likely be reached by 2020 and mitigation will therefore be required. Due to the latter the site is likely to have a moderate adverse effect on this objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create/bolster links to existing cycling routes in the local area.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There is a bus stop approximately 300m north west of the site on St Johns Crescent which covers at least one AM/PM peak journey and one inter-peak journey. The bus stop approximately 300m north east of the site by Whiterow Park (Frome Road) also delivers this level of service. There are a range of local essential services / facilities within approximately 1000 m from the site. A larger range of town centre services and facilities lie within 2000m of the site and would be accessible by buses, cycling and walking.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 10</b>	
<p>The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services</p>	

further afield. Overall this site is considered to have a minor adverse effect on this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Development of the site would marginally boost the supply of houses at the town. The resultant marginal increase in the local population would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The development of this site would potentially, albeit marginally, support rural services and facilities in neighbouring villages (e.g. Southwick).

**Assessment outcome (on balance) +**

**Summary of SA Objective 11**

The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the local economy to some degree. Effects are considered likely to be minor positive against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.

**Assessment outcome (on balance) +**

**Summary of SA Objective 12**

The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and

bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Overall the site option is considered to have a minor positive effect on this objective.

**Site 3260 – Land at Upper Studley**

**Site context**

Site size: 2.33ha Site capacity: approximately 52 dwellings

The site is currently used as a small-holding. The site lies to the south and west of recent residential developments at Silver and Spring Meadows. The land slopes down to the Lambrok Stream and a belt of large, mature Poplar Trees. A mature hedgerow defines the western (roadside) boundary. The boundaries to existing developments are largely defined by garden fencing. The rear gardens of properties in Silver Meadows and Spring Meadows experience views into the site.

**SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses**

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site lies on the eastern side of White Row Hill (A361), opposite SHLAA site 1021. It is surrounded to the north-east by existing housing stock associated with Silver and Spring Meadows; and a mature belt of Poplar trees/the Lambrok Stream to the south-west. The land is currently utilised as a small holding.

The introduction of housing on the land would extend the built form of Spring Meadows/Silver Meadows into a landscape dominated by the Lambrok Stream and farmland. The stream corridor, Poplar trees and hedgerows are likely to support commuting/foraging bat species such as Greater Horsehoe associated with the Bath and Bradford-on-Avon Bats SAC. The development of the site would need to bolster existing hedgerows with new planting. The impact of additional street lighting on site would need to be minimised through the stream corridor.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and

The site comprises grassland/semi-improved grassland on the edge of the Lambrok Stream/Southwick Country Park (a County Wildlife Site).

The land is just outside the core area of the Bath and Bradford-on-Avon Bats SAC. However, records indicate the presence of Greater Horsehoe and other bat species which use the Country Park and Lambrok Stream as foraging and roosting habitat. As such, further ecological assessments should be carried out. Development of the site for housing would need to ensure robust ecological protection/mitigation measures are designed and implemented.

locally designated sites) and creating biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	The development of the site would offer the potential for greater public engagement with the Southwick Country Park in terms of walking routes and access to biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require buffers to be established to the Lambrok Stream. Such buffers could operate as green/blue corridors for wildlife.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would appear to be capable of delivering/augmenting multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	The site hosts habitat features such as hedgerows/trees and semi-improved grassland. Records of protected species (Water voles, several bat species) on and around the boundary of the site would necessitate a full set of ecological surveys to support the allocation/planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 1</b>	
<p>The site is situated on grassland/ semi-improved grassland on the south-western edge of the town. If developed, it would form a near contiguous extension to the residential housing stock at Silver/Spring Meadows. The land is characterised by its relationship with the Lambrok Stream, farmland and existing residential areas. As such, there would be a need to provide landscaped buffers to the Lambrok Stream which could bolster existing habitats, particularly in relation to commuting/foraging routes for protected bat species.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b>	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the south-western edge of the town. Access to a range of local/town centre services and facilities would be achievable via walking, cycling and buses. There is a bus stop approximately 275m north of the site by Whiterow Park (Frome Road) which covers at least one AM/PM peak journey and one inter-peak journey. There are a range of essential local services / facilities within 1000m of the site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield, semi-improved grassland and hence would have no potential for maximising the reuse of previously developed land in the town.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site appears to be semi-improved grassland used for rough grazing of livestock associated with the tenant small-holder. The agricultural quality of the land is not known at this stage. However, development of the site would lead to a net loss of agricultural land.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Site safeguarding Area.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site slopes away towards the Lambrok Stream to the west. The extent of the flood zone would likely limit the amount of housing that could be built on the land. The land is situated on the very edge of the town's built framework. However, access to a limited range of convenience shops and facilities within the local area mean that the site is sustainably located. In addition, the town centre is accessible by walking, cycling and public transport via the A361. Development of the site may result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including	Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would appear to be capable of being supported by existing water

water scarcity issues and increased pressure on the sewerage network?	mains/sewerage connections. Existing foul water infrastructure crosses the site and there would be limited space to divert sewers. Statutory easements would likely apply and may affect design layouts. Downstream mitigation works may be necessary to maintain service levels within the local sewage treatment works.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. The sloping nature of the site could make surface water attenuation challenging, particularly at greenfield infiltration rates. Therefore, there would likely be a need to provide on-site attenuation through a sustainable drainage system (SuDS).
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. Due to the presence of the Lambrook Stream and its floodplain, consideration should be given to the inclusion of a sustainable drainage system within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not lie in the Hampshire Avon or River Kennet catchments.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 3</b> Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent allocation/planning	



<p>application. On the basis of evidence received to date, the site would appear to be capable of connecting to existing water infrastructure, but existing sewers may need to re-directed, which would be difficult due to the size of the site. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not within an AQMA. Development of the site for housing would be unlikely to generate significant air quality impacts. Development would marginally increase local traffic, which may adversely affect air quality. It is recognised, however, that the development is within 1km of local facilities in Trowbridge and therefore accessible by foot, cycle and buses. This should limit the extent of additional traffic in the town. Nevertheless, measures would need to be implemented to mitigate vehicular emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p> <p>Development at the site would also generate noise, odour and light pollution during construction (short-term) and occupation (longer-term). Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular</p>

particulates?	<p>movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Consideration would also need to be given to the Country Park in terms of ensuring that development would not adversely affect local habitats/species.</p>
4. Seek to reduce development in or near to AQMA <sup>29</sup> ?	<p>The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA). Consideration should nonetheless be given to the relationship between the potential housing site and the industrial units to the south; and the railway to the west.</p>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<p>Development of the site may lead to a marginal increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.</p>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 4</b></p> <p>The site comprises relatively open, greenfield, grass land on the edge of existing housing stock in Upper Studley. The land slopes to the south-west down to the</p>	

<sup>29</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>Lambrok Stream and Southwick Country Park County Wildlife Site. The relationship between the site and surrounding land/housing development would necessitate appropriate measures to control noise/dust/lighting and particulate matter emissions to ensure construction and occupation phases do not lead to adverse impacts. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b></p>	
<p><b>Decision Aiding Questions. Will the development site...</b></p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	

<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
<b>Decision Aiding Questions. Will the development site...</b>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is situated in Flood Zones 1, 2 and 3. Surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with Lambrok Stream. A buffer to the Lambrok Stream would likely be required and this would reduce the developable area.</p> <p>In addition, as the site slopes down to the Lambrok Stream, achieving suitable surface water attenuation measures, particularly at greenfield infiltration rates may be challenging.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>If technically feasible, a SuDS will need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. Any subsequent proposals would need to appropriately consider how development of the site may impact on the Stream. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment (FRA) would be required.</p>
5. Protect and enhance the natural	<p>Development of the site should not affect the areal extent and function of the floodplain. In addition, surface water attenuation</p>

function of floodplains?	measures would be required to operate at greenfield infiltration rates.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 5b</b>	
<p>The site is situated in Flood Zones 1, 2 and 3 of the Lambrok Stream. As such, appropriate consideration would need to be given to managing the risk of flooding from all sources. Whilst challenging to achieve, the site would nonetheless need to positively manage surface water. To achieve such works it is likely that the net developable area would need to be reduced. A FRA would be required. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Development of the site would not adversely affect designated heritage assets.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields which enclosed a former area of open grassland - common/frequent landscape character.</u></b></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium/high archaeological potential, with possible medieval remains within the vicinity of the site. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the allocation and subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as	There are no records of heritage assets at risk within the site.

being 'at risk'?	
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>Development of the site would not adversely affect designated heritage assets. The site has medium/high archaeological potential. Further archaeological assessment would need to be undertaken to support any subsequent planning application process. <b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields which enclosed a former area of open grassland - common/frequent landscape character.</u></b></p> <p><b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></b></p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>30</sup>.</p> <p>Development of the site would need to be sensitively assimilated into the landscape. The landscape is described as rolling clay lowland and the site slopes. Furthermore there is evidence of veteran trees and hedgerows on site which would have to be protected from root damage and hence buffered. The site has low intervisibility but has residential areas (receptors) on the boundary. In addition the site is in vicinity to the Country Park.</p> <p>From an historic landscape character perspective the site is of low to medium sensitivity to change. The landscape type is characterised by former post-medieval water meadows which are partially legible in modernity. Water meadows are rare and can be locally significant contributors to landscape character.</p> <p>Consideration would nonetheless need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the character of the area through high quality design. Consideration would need to be given to providing screening to reduce the urbanising effect of housing and protect the setting of the Country Park/Southwick Court.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. This could be achieved through comprehensive planting to screen the site and to protect existing hedgerows and veteran trees.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces such as the adjacent Country Park.</p>

<sup>30</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>31</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network and open spaces associated with the Country Park.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 7</b></p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of Silver and Spring Meadows on what is currently rolling water meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate character, there would be a need to ensure the development of the site provides effective screening. The site has low to medium sensitivity in terms of historic landscape character. The landscape type is described as meadows/water meadows which are rare. In combination with other constraints, the developable area of the site would need to be reduced. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<sup>31</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB



1. Provide an adequate supply of affordable housing?	The development of the site for housing would help to marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targets/needs.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 8</b>	
The site lies on the south-western edge of the town and comprises greenfield meadows associated with Southwick Country Park and the Lambrok Stream. The site would help marginally boost the supply of a mix of housing on the edge of town, with relatively good connectivity to the town centre/local services and facilities via sustainable modes of transport. Overall the site would have a minor positive effect on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby

spaces to reduce crime and the fear of crime?	reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 1000m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of a mix of housing types are needed locally as evidenced through the local housing needs survey. The site would help marginally boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Development on this site (and others at the town) would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	Development of the site would marginally increase opportunities for the local community to access a decent, affordable home and thereby help reduce deprivation. The site falls within LSOA 036D. This is amongst the 50% least deprived neighbourhoods in the country.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of town. However, opportunities to access town/local services and facilities via walking/buses/cycling would be achievable.
7. Support the development of community campuses?	Development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Site 3260 is in the catchment of Studley Green Primary School. The school site is large and would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required from all proposed developments.

<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
The site lies on the south-western edge of the town, adjacent to existing housing stock at Upper Studley. It is relatively small and constrained by topography and the flood plain of the Lambrok Stream. Connectivity to town centre and local services/facilities would be achievable. Due to the issues with secondary school capacity in the short to medium term, the site would have a moderate adverse effect on this objective.	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create/bolster links to existing cycling routes in the local area.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 10</b>	
The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes which would need to be mitigated. Overall the site option is considered to have a minor adverse effect on this objective.	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Development of the site would marginally boost the supply of houses at the town. The resultant marginal increase in the local population would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The development of this site would potentially, albeit marginally, support rural services and facilities in neighbouring villages (e.g. Southwick).
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 11</b>	
The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Effects are considered likely to be minor against this objective.	
<b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The site is well related to the town with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Overall the site option is considered to have a minor positive effect on this objective.	

**Site 298 – Land off A363 at White Horse Business Park**

<p><b>Site context</b></p> <p>Site size: 23ha. Site capacity: approximately 338 dwellings.</p> <p>The site option is extensive, covering a number of agricultural fields that abut the village of North Bradley, A363 and south-western boundary of the White Horse Business Park.</p>	
<p><b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site comprises a series of agricultural fields incorporating ponds and bound by mature hedgerows. Part of the southern end of the site (adjacent to the A363) has recently been developed and occupied by Hitachi Capital. Development of the remainder of the site for housing would need to ensure appropriate provision for Green Infrastructure to reduce the risk of habitat loss/fragmentation in the local area.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The presence of pond, ditch and hedgerow features on site are considered to offer terrestrial/aquatic habitat for Great Crested Newts. In addition there are records of Slow worm and Grass snake in ditches on site. Any development proposals for the site would need to be informed by detailed survey information.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to non-designated biodiversity features. Biss Woods County Wildlife Site is situated approximately 1600 metres away from the site, but separated by the A363 and railway line. Access to the wood and surrounding features would nonetheless be possible. Consideration would need to be given to providing/bolstering on site biodiversity features in line with the recently developed Hitachi Capital building and White Horse Business Park</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where</p>	<p>Development of the site would need to provide appropriate levels of protection for existing green corridors and water features. Bearing in mind the size of the site, it is considered such mitigation would be potentially achievable.</p>

necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site for housing would have the potential to aid in bolstering and delivering multifunctional green infrastructure in the form of open space, green corridors, gardens and shared green spaces.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The land currently provides BAP habitats (hedgerows and grassland) and records indicate the presence of BAP/protected species (Great Crested Newts, Grass snake and Slow worm). Any development of the site would need to ensure that appropriate protection is given to both BAP habitats and species.
7. Consider the findings of the HRA in site selection and design?	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>The site is considered to be unlikely to lead to significant effects on Biss and Green Lane Woods and the resident protected bat species associated with the Bath and Bradford-on-Avon Bats SAC.</p>
8. Maintain the existing extent of ancient woodland sites?	Not applicable.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Development of the site would not materially affect the integrity of the Bath and Bradford-on-Avon Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	Not applicable.
<b>Assessment outcome (on balance) - -</b>	

**Summary of SA Objective 1**

The site extends covers a significant land area comprising a series of agricultural fields/informal open space, bound by existing residential development in North Bradley village to the west; and employment uses to south (Hitachi Capital)/east (White Horse Business Park). Records indicate that the land is home to a number of protected species and important local/BAP habitats that would need detailed investigation at any subsequent planning application stage. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC the site option would need to be planned so as to include appropriate mitigation measures.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC.

Overall the site is considered to have a moderate adverse effect on the objective.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of Trowbridge, which is defined by the Core Strategy as a Principal settlement and sustainable location for growth. The land lies between the existing White Horse Business Park and the village of North Bradley. Whilst located on the edge of the town, a regular bus service operates between the Business Park and the town centre.</p> <p>Development of the site would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land</p>

	for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The site lies on the southern edge of the built urban framework of the town on greenfield land. As such, it would not, at this stage, maximise the use of land within the town centre. However, it would form a contiguous extension to the town itself and thereby would be sustainably located in relation to local services and facilities.
5. Protect and enhance soil quality?	The site comprises a series of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected where appropriate.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development such a loss could be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 2</b>	
The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. Overall the site option is considered to have a moderate adverse effect on this objective.	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased	The development of the site for housing would be capable of positively responding to the predicted effects of climate change.  On the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing



<p>pressure on the sewerage network?</p>	<p>water mains subject to agreement being reached on points of connection.</p> <p>The site falls within the Trowbridge Sewerage Treatment Works (STW) catchment. A capacity appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. Any subsequent planning/detailed design work will need to ensure that finished floor levels in habitable ground floor rooms are above documented, extreme weather event sewer flooding levels.</p> <p>Existing foul sewerage infrastructure crosses the site. However, this infrastructure forms part of a loop around Trowbridge and may not be up to capacity to deal with outfalls from a major housing scheme. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Records indicate that the north western element of the site is prone to surface water ponding. This is likely to be due to a lack of engineered drainage and limited capacity within highways drains off-site. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. As outlined above, this may require the need to agree statutory easements over third party land; and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet</p>	<p>Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.</p>

and Lambourn Floodplain SAC?	
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 3</b></p> <p>There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. Any subsequent planning application would need to be supported by an assessment of capacity in relation to drinking water and sewerage infrastructure. In addition, consideration will need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency and respective water utilities company. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p><b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 2km of local/town centre services and facilities and therefore accessible by foot, cycle and bus. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air</p>

generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS <sup>32</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 4</b>	
The site comprises greenfield, agricultural/informal open space. Therefore if developed for housing there will be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. On balance, while air quality is likely to be affected in the short-term, mitigation is possible to prevent potentially significant effects; and there is no evidence	

<sup>32</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

that local biodiversity would be adversely affected. Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**  
 Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**Summary of SA objective 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. The development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. That said, the north-west of the site is reported to be prone to surface water ponding/flooding. The existing system of field ditches would not be sufficient to cope with run-off from built development, neither would off-site highway drains. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render conventional measures (such as soakaways) as being ineffective. However, if technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, with careful planning to address areas of known surface water ponding, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, bearing in mind the size of the site, a Flood Risk Assessment (FRA) would be required in order to support any subsequent planning application.
5. Protect and enhance the natural function of floodplains?	The development of the site would not affect the areal extent and function of the floodplain.

**Assessment outcome (on balance) -**

**Summary of SA Objective 5b**

The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the land lies within Flood Zone 1, it would be important to ensure that drainage and flood risk issues are fully examined through any subsequent planning application process. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 6. Protect, maintain and enhance the historic environment**

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &amp; Gardens?</p>	<p>The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church <b>and Little Common Farm</b> are situated within the site. Development of the site for housing may affect these historic assets, their setting and significance. The presence of these features may reduce the extent and/or density of any subsequent development. On the basis that net developable area is reduced, the risk of materially harming heritage assets would be lessened. Such mitigation would appear to be achievable. However, any subsequent planning application would need to be supported by a Heritage Impact Assessment.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields - common/frequent landscape character.</u></b></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment at planning application stage to support development of the site.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The development of the site would have limited scope to promote the re-use of historical / locally significant buildings.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The site does not lie within a designated Conservation Area.</p>

5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site has medium archaeological interest. Archaeological assessment would be required in any subsequent planning application process.</p> <p>The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church <b>and Little Common Farm</b> are situated within the site area. A Heritage Impact Assessment would be required.</p> <p><b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></b></p> <p><b><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields - common/frequent landscape character.</u></b></p> <p>On balance it is considered that the site option would have a minor adverse effect on this objective.</p>	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	

Decision Aiding Questions. Will the development site...	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>33</sup>.</p> <p>The land is well contained and comprises mature/semi-mature hedgerows and trees. As the land is situated on the urban fringe of the town it relates reasonably well to existing residential stock and industrial/business uses.</p> <p>In terms of landscape character the urban fringe site falls within the rolling lowland typology. It is of moderate character, but nonetheless in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. Inter-visibility of the site is low but there are sensitive visual receptors (residential development) to the north. Any subsequent planning application process would need to make provision for strengthening the character and appearance of the area in order to maintain the separate integrity of North Bradley village.</p> <p>From an historic landscape character perspective the site is of medium sensitivity. The landscape type is described as mainly post medieval fields (some modern) and some show traces of ridge and furrow from earlier, medieval, open fields. Extant ridge and furrow is uncommon and the place name may indicate a former common which could link to the historic settlement of North Bradley.</p> <p>Development of the land would lead to a permanent loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing at North Bradley and industrial/business uses. That said the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats. Existing ditches, hedgerows and pond features would need to be protected and designed into</p>

<sup>33</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)



Infrastructure Strategy?	any subsequent green infrastructure strategy.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and improve the availability of urban greenspaces. In addition, there would be potential to strengthen footpath connectivity through the area, including the Ashton Park and Southview Farm developments.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>34</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) -</b>	
<b>Summary of SA Objective 7</b>	
Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect. That said, the site is divided into a series of pasture/arable fields bound by mature hedgerows. As such the land appears to be relatively well contained and sandwiched between existing residential stock in North Bradley and industrial/business uses at the White Horse Business Park. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall the site option is considered to have	

<sup>34</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

a minor adverse effect on this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 338 dwellings), the development of the site for housing would help to significantly boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site could deliver a significant number of high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site would boost housing supply to meet local and HMA requirements. However, mitigation measures identified elsewhere in this assessment may reduce the overall site capacity – e.g. providing appropriate stand-offs/screening to protect the separate identity of North Bradley.
4. Have regard to the settlement hierarchy?	Provided the separate identity of North Bradley is maintained, development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated housing in rural areas.
<b>Assessment outcome (on balance) + + +</b>	
<b>Summary of SA Objective 8</b>	
If developed, the site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. On balance it is	

<p>considered that the site option would have a major positive effect on this objective. However, such benefits must be balanced against the outcome of all other objectives, particularly in respect of protecting the integrity and separate identity of North Bradley.</p>	
<p><b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b></p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>The development of the site would provide opportunities for social integration with North Bradley. However, consideration would need to be given to ensuring a sufficient stand-off provided so as to maintain the separate identity of North Bradley village.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the town centre facilities. Whilst this may discourage walking, cycling and a healthier lifestyle generally, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>The Core Strategy requires development to respond to the changing needs of the local population locally, including the needs of the elderly. The site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>The site would be sustainably located with opportunities to access existing local health facilities. Certain local surgeries are known to have capacity issues. Mitigation would likely be required to support additional patient numbers.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The site is located on the edge of the town with adequate prospects of offering opportunity to access town/local services and facilities via walking/buses. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist</p>

community campuses?	in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Development at the site would have the potential to help North Bradley school realise its ambition to grow. However, in overall terms, development at the Town would lead to immediate and significant shortages in local primary schools. Additional sites/facilities would likely be required as a priority. Other than a one class expansion at North Bradley there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to assessing schools planned for Ashton Park<sup>35</sup>. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and mitigation measures will be required to address this.</p> <p>Consideration would need to be given to schools place availability at any subsequent planning application stage and early dialogue with the Education Department would be vital.</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 9</b></p> <p>The site is located on the outer edge of the town on land that runs up to the built edge of North Bradley village. The site would be accessible via bus, cycling and walking hence potentially providing sustainable links to local/town centre services and facilities. The site is suitable for providing sufficient infrastructure and incorporating design to help prevent crime, supporting a healthy lifestyle and responding to the changing need of the population. However there is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge area. Mitigation will also be required to improve patient capacity at local GP surgeries. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	

<sup>35</sup> Wiltshire Core Strategy, Core Policy 29

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There are bus stops on the A363 serving the White Horse Business Park which offer a regular service throughout the day. The site is approximately 300m from Spitfire Retail Park on Bradley Road which offers a range of services; and approximately 1km from Holbrook Primary School.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 10</b>	
<p>The site is located immediately east of North Bradley village; and west of the White Horse Business Park. Although essentially situated on the very outer edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. In addition, walking and cycling routes could be improved through existing development in the Drynham Road/Wiltshire Drive area in order to improve accessibility. However despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<b>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</b>	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.

2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
<b>Assessment outcome (on balance) + + +</b>	
<p><b>Summary of SA Objective 11</b></p> <p>The site is reasonably well situated in relation to local services (e.g. local bus routes), facilities and employment offer. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town. Effects are considered likely to be major against this objective.</p>	
<p><b>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing growth to Trowbridge.
<b>Assessment outcome (on balance) +</b>	
<p><b>Summary of SA Objective 12</b></p> <p>The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall the site option is considered to have a minor beneficial effect on this objective.</p>	

**Site 3565 – Land east of the A361 at Southwick Court**

<b>Site context</b>	
Site size: 17.6ha      Site capacity: approximately <del>280</del> <b>237</b> dwellings	
<p>The site extends across approximately 17.6 hectares of open, agriculturally improved (pasture) grassland. It lies adjacent to the southern/south-western edge of Trowbridge, separated from residential stock through part of its length by the Lambrok Stream, mature Poplar trees and sporadic hedgerows. The site is bound to the east by mature hedgerows, highway verge and the A361 (Frome Road). Beyond the A361 to the west lies Southwick Country Park. To the east/north-east of the site are a series of open fields used as pasture and informal recreation, beyond which lie the A363; North Bradley; and the White Horse Business Park. To the south/south-west are open fields associated with Southwick Court and its Grade II* Listed building complex, with Southwick village further to the south-west. A footpath runs through the site and links to Axe and Cleaver Lane to the east.</p>	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site comprises two large fields, bifurcated by the Lambrok Stream/field ditches and bound by mature hedgerows/hedgerow trees. Development of the site for housing would need to appropriately protect and bolster existing Green Infrastructure to reduce the risk of habitat fragmentation in the local area.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site is not the subject of an ecological designation. However, records indicated the presence of bats and other protected species using the hedgerows/trees and Lambrok Stream corridor. In addition, the sensitivity of Trowbridge as a whole in terms of recreational pressure on bats/habitat associated with the Bath and Bradford-on-Avon Bats SAC would need careful consideration and, where necessary, appropriate mitigation. Appropriate planting to bolster existing habitat features and creation of dark corridors (particularly along the Lambrok Stream corridor) would likely be necessary in order to mitigate the effects of development.
3. Result in greater community engagement with biodiversity?	Development of this site would likely increase community engagement with local biodiversity. Indeed, the Southwick Country Park would offer significant scope for access to the countryside and biodiversity.

<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>The Lambrok Stream and its flood plain effectively bifurcates the site. Development of the site for housing would therefore need to incorporate appropriate green and blue buffers and this may lead to a reduction in the overall developable area.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Bearing in mind the ecological sensitivity of the local area, any subsequent development proposals would need to aid in the delivery of multifunctional Green Infrastructure in order to appropriately manage recreational pressure. The site is relatively extensive and hence would appear capable of supporting such features.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>The site is bound by mature Poplar trees and hedgerows. In addition, the solitary mature Oak tree is of significant importance within the local landscape. Any new development would need to appropriately protect existing BAP habitats and strengthen such features where practicable.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>Not applicable – no records of ancient woodland on or adjacent to the site.</p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?</p>	<p>Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>
<p>10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?</p>	<p>Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.</p>
<p>11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would not lead to impacts on designated Local Geological Sites (LGS).</p>



**Assessment outcome (on balance) - -**

**Summary of SA Objective 1**

The site comprises two large agricultural fields separated by the Lambrok Stream (and its flood plain); and bound by mature trees/hedgerows/hedgerow trees. These features would require appropriate mitigation in the form of buffers/stand-offs and additional planting.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.

**SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings**

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated at Trowbridge which is defined by the Core Strategy as a Principal Settlement and sustainable location for growth. Development of the site would deliver approximately 280 housing units. As such, it would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.

5. Protect and enhance soil quality?	Development of the site would need to appropriately protect soil quality and structure where practicable.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>The site comprises two large agricultural fields used for livestock grazing and informal recreation. Development of the site would result in the permanent loss of agricultural land. There is no evidence of contamination issues and the land is not located within a Mineral Safeguarding Area/Waste Site Safeguarding Area. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<p><b>SA objective 3. Use and manage water resources in a sustainable manner</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>Development of the site would to be capable of positively responding to the predicted effects of climate change. This will likely be achieved through design at the detailed planning application stage. There is no evidence to suggest that the site would be incapable of connecting to mains water supplies. However, diversion works would need to be agreed where the layout of any subsequent development proposal may restrict access to the mains.</p> <p>Whilst part of the site benefits from foul water pumping, capacity in existing foul/storm water systems is limited and would require improvement. Bearing in mind the presence of the Lambrok Stream and its flood plain, storm water drainage systems would need to be improved to cater for 1 in 30 and 1 in 200 pluvial/flood events. A drainage strategy addressing surface/storm and foul water drainage would need to be agreed in consultation with the relevant water utilities company. A point of connection to the foul water system would need to be agreed with a gravity or pumped discharge arrangement.</p>
2. Ensure that essential water	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water

<p>infrastructure is co-ordinated with all new development?</p>	<p>infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Foul and storm water drainage systems within the site are limited and close to capacity. Network improvements would be necessary to prevent storm/sewer flooding. Surface water systems must be sealed as per sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. However, conventional soakaways/infiltration systems may not work due to underlying soil/geological conditions. Appropriate stand-offs to the Lambrok Stream would need to be scoped and delivered through subsequent planning process. In more general terms, the land is prone to holding surface water after prolonged periods of rain. Development proposals would need to incorporate an appropriate drainage strategy in order to positively manage run-off at greenfield infiltration rates.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development of the site for housing would be unlikely to lead to a degradation of surface, ground and drinking water quality. However, any subsequent proposals would need to be supported by appropriate measures designed to protect and where possible enhance surface, ground and drinking water quality in line with agreed standards.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 3</b></p> <p>Development of the site for housing would be capable of connecting to existing water supply apparatus provided diversions and capacity arrangements are assessed and addressed at the detailed design stage. Whilst the site benefits from connection to a pumped foul water system, capacity improvements would likely to be required. Dialogue with the Environment Agency, Lead Local Flood Authority and relevant utility provider would be necessary in this respect. The flood plain of the Lambrok Stream bifurcates the site and would require appropriate stand-offs in order to address surface/storm water. Overall the site option is considered to have a</p>	

minor adverse effect on this objective.	
<b>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</b>	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within a reasonable walking/cycling distance of local/town centre services and facilities and would therefore accessible. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

3. Mitigate the impacts from uses that generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS <sup>36</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing would likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 4</b></p> <p>The site comprises greenfield, agricultural land/informal open space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and</p>	

<sup>36</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

light pollution. On balance, while air quality is likely to be affected in the short-term, mitigation is possible to prevent potentially significant effects; and there is no evidence that local biodiversity would be adversely affected. Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions**

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

**Assessment outcome (on balance) -**

**Summary of SA objective 5a**

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

**SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects**

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The majority of the site falls within Flood Zone 1. That being said, the Lambrok Stream effectively divides the site into two (at Southwick Court). The areal extent of Flood Zones 2 and 3 would therefore represent a significant constraint to housing development over part of the site. Moreover, there would be a need to incorporate standoffs/buffers to the Lambrok Stream which would likely reduce the overall developable site area. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render conventional measures (such as soakaways) as being ineffective. However, if technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water.
4. Minimise the risk of flooding to people and property (new and existing development)?	The majority of the site is located within Flood Zone 1. The Lambrok Stream effectively divides the site into two. As such, the risk of flooding would need to be appropriately addressed through standoffs. Bearing in mind the size of the site, a Flood Risk Assessment (FRA) would be required in order to support any subsequent planning application. The land is also susceptible to surface water ponding. Again, this would need to be addressed through appropriate mitigation measures.
5. Protect and enhance the natural function of floodplains?	The areal extent of critical Flood Zones associated with the Lambrok Stream would necessitate appropriate standoffs to be designed into any subsequent planning application process.

**Assessment outcome (on balance) -**

**Summary of SA Objective 5b**

The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the majority of the site lies within Flood Zone 1, it would be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. Due to the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 6. Protect, maintain and enhance the historic environment**  
Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &amp; Gardens?</p>	<p>The Wiltshire and Swindon Historic Environment Record shows that a number of features have been plotted within the proposed development site which relate to a post-medieval water meadow system. Southwick Court Farm lies immediately south of the proposed development site and contains a number of important heritage assets - a medieval moated site with a medieval farmstead of which the farmhouse is a Grade II* Listed Building (national ref. 1194818) dating from 1567 to 1599.</p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium and described as surviving post medieval water meadows which remain legible into modernity. Water meadows are rare and can be locally significant contributors to character.</u></b></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>As the proposed development would affect a number of important heritage assets, a Heritage Impact Assessment should be undertaken in any subsequent planning application process relating to the condition and importance of the water meadows and any impacts on the setting assessment of the impact on Southwick Court. As the site impacts a Grade II* Listed Building Historic England should be consulted.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>Not applicable.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of</p>	<p>The land does not form part of a designated Conservation Area. However, whilst the site lies on the edge of the town, development would introduce an urbanising effect into what is currently agricultural land. The land serves to separate Trowbridge from the village of Southwick. As such, development would potentially threaten the separate identity of Southwick and intrinsic quality of the countryside.</p>



Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Not applicable. Mitigation would clearly be required in order to protect the integrity of the Listed Buildings on site, but they are not currently listed as being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 6</b></p> <p>The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. Bearing in mind the heritage value within/on edge of site, a detailed assessment of the heritage assets and their setting would be required to support any subsequent planning application. If development of the site were to proceed the heritage assets and their setting would need to be sensitively protected through appropriate stand-offs and screening.</p> <p><b><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) Heritage would be required to support any subsequent planning application.</u></b></p> <p><b><u>The Historic Landscape Classification sensitivity is given as medium.</u></b></p>	

Mitigation may be problematic and this site is considered to have a moderate adverse effect on this objective.	
<b>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</b>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment<sup>37</sup>.</p> <p>The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court (Grade II* Listed Farmstead). Mature hedgerows/Poplar trees provide a natural and logical boundary to the existing settlement edge of Trowbridge. In a wider sense, the site should be considered within the context of surrounding farmland and the Southwick Country Park which serve as buffer between the Town and village of Southwick. Development of the land would therefore alter the</p> <p>In terms of historic landscape character, the site of medium sensitivity to change. The land exhibits surviving and legible post-Medieval water meadow features. Such features are considered to be rare and are often significant contributors to local landscape character.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The site already provides a relatively strong green infrastructure corridor with mature hedgerows/trees providing important habitat and linkages to the Southwick Country Park. Development of the site would need to respect these features and provide additional green infrastructure
3. Lead to a net improvement in the	The land is currently greenfield and trafficked by walkers/dog walkers using the footpaths and fields for informal recreation.

<sup>37</sup> Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site is immediately opposite the Southwick Country Park which already caters for significant numbers of people in providing extensive access to the countryside for informal recreation. Whilst development of the site would lead to an urbanising effect on what is currently greenfield land, it would potentially help increase access to the Country Park and local footpaths.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>38</sup> ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 7</b>	
The site occupies two large, open agricultural fields associated with the Grade II* Listed Southwick Court; and separated by the Lambrok Stream. The Stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic. Overall the site option is considered to have a moderate adverse effect on this objective.	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types</b>	

<sup>38</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<b>and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 280 dwellings), development of the site for housing would help to boost the supply of affordable homes at the town.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site could deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site would boost housing supply to meet local and HMA targeted needs. Mitigation measures identified elsewhere in this assessment may reduce the overall capacity however.
4. Have regard to the settlement hierarchy?	The development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated housing in rural areas.
<b>Assessment outcome (on balance) + + +</b>	
<b>Summary of SA Objective 8</b>	
<p>If developed, the site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. On balance it is considered that the site option would have a major positive effect in relation to this objective. However, such benefits must be balanced against the outcome of all other objectives.</p>	

<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the local/town centre facilities Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is located on the edge of the town, but close to bus stops and routes to would be sustainably located with opportunities to access local health facilities. Local surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development of this site would likely positively contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town with adequate prospects of offering opportunity to access town/local services and facilities via walking/buses. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist

community campuses?	in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site lies on the southerly edge of then town. Access to schools (primary/secondary) in the local area would be accessible via cycling/walking routes. However, current capacity issues in local primary schools would need to be mitigated and this may not be achievable without additional schools being built. Equally, development of approximately 280 dwellings would put significant pressure on local secondary schools.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
Whilst the site lies on the edge of the town boundary and within reasonable walking/cycling distance of local/town centre services/facilities, issues regarding capacity in primary/secondary schools would prove difficult to mitigate successfully. Overall the site option is considered to have a moderate adverse effect on this objective.	
<b>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</b>	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Wherever practicable, development of the site would need to protect and improve existing Public Rights of Way (PRoW) that cross the site. In addition, provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located on the edge of the built framework. There is a bus stop within 400m north of the site by Whiterow Park (Frome Road) which covers at least one AM/PM peak journey (0700-0900 & 1600-1800) and one inter-peak journey (service x34). There are a range of essential services/facilities within 800 m from the site (Convenience store on Manor Road, Convenience Store / Post office on College Road. In addition, the site is within walking distance of Wiltshire College, Studley Green Primary School & Grove Primary School. The site is approximately 1,900m from the rail station and hence over the 1km walking distance threshold, but under the 3km cycling threshold.

**Assessment outcome (on balance) -**

**Summary of SA Objective 10**

The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes Overall the site option is considered to have a minor adverse effect on this objective.

**SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth**

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment opportunities at the town.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the town. As such, development would not directly support the rural economy.

**Assessment outcome (on balance) + +**

**Summary of SA Objective 11**

The site is situated on the southern/south-westerly edge of the town. Development of the site for housing would relate reasonably well with the current built framework of the town. Moreover, access to a range of local services, facilities and employment opportunities would be practicable via walking, cycling and buses. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town. Effects considered likely to be moderate against this objective.

**SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce**

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of
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	existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing additional growth to Trowbridge.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall the site option is considered to have a minor positive effect on this objective.	



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